



## 36 Overgreen View, Burniston, YO13 0HZ

**£875 PCM**

This three bedroomed semi detached house is situated on the North Side of Scarborough in the popular village of Burniston. The property has gas fired heating and comprises of a lounge, kitchen, down stairs cloakroom, three bedrooms and a bathroom. It benefits from a rear garden area and off street parking.

Sorry No Smoking

EPC Rating: C

## FRONT PATH APPROACH

Leading to front door

## DOWNSTAIRS CLOAKROOM

With a W.C, hand basin and a radiator

## KITCHEN

With a range of wall and base units, gas hob, electric oven, stainless steel sink, mixer taps, plumbed for automatic washing machine, space for fridge/ freezer and a window overlooking the front

## LOUNGE

With a fire surround, gas fire, laminate floor, French doors leading out onto a patio area and a storage cupboard

## STAIRS TO FIRST FLOOR

### BEDROOM ONE

With a radiator and a window overlooking the front

### BEDROOM TWO

With radiator and window overlooking the rear

### BEDROOM THREE

With radiator and window overlooking the rear

## BATHROOM

With a three piece suite in white and a shower over the bath, radiator and a window

## OUTSIDE

There is a lawned area at the front and a patio area and garden at the back

## DIRECTIONS

SATNAV - postcode YO13 0HZ  
what3words - ///tricky.laying.merit

## UTILITY INFORMATION

COUNCIL TAX: Band C (North Yorkshire Council)  
WATER CHARGES: The property is on a water meter  
GAS AND ELECTRIC: Quarterly account

## REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £200.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVANT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING INFORMATION, OR FAIL TO SIGN THEIR TENANCY AGREEMENT (AND/OR GUARANTOR AGREEMENT) WITHIN 15 CALENDAR DAYS (OR OTHER DEADLINE FOR AGREEMENT AS MUTUALLY AGREED IN WRITING).

AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS

ARE:

RENT £875.00

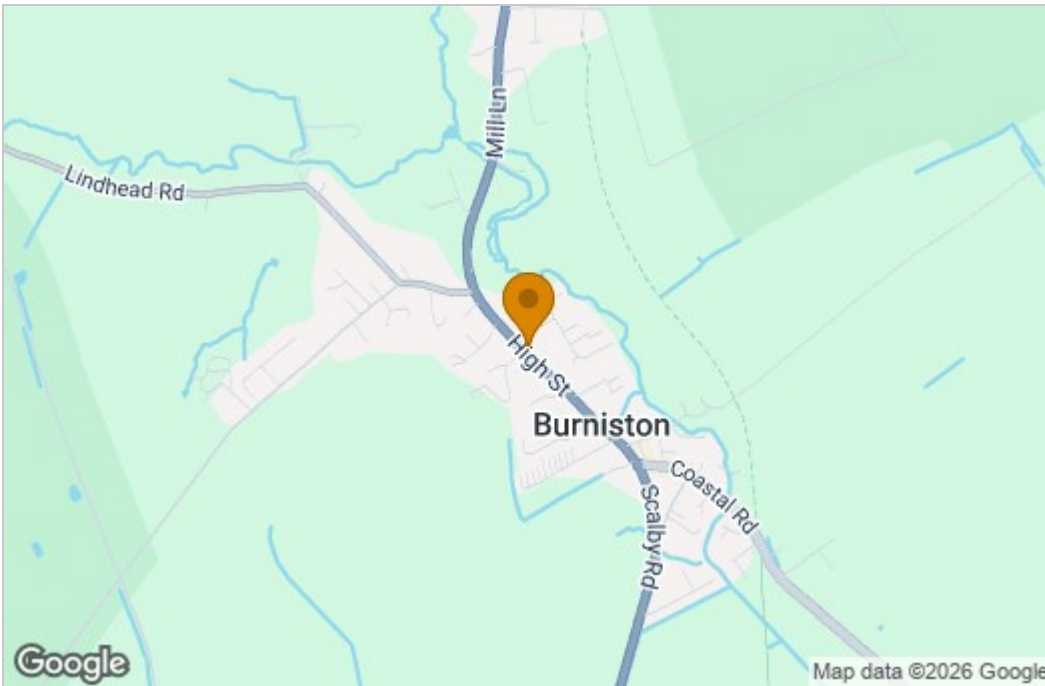
HOLDING DEPOSIT -£200.00

DEPOSIT £1005.00

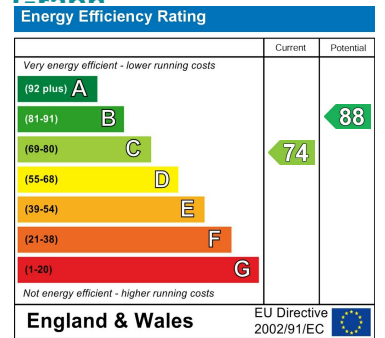
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TOTAL £1680.00  
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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