



27 Tibby Butts, Scarborough, YO13 0RF

£1,250 PCM

This two bedroom detached bungalow is situated in the heart of Scalby Scalby village to the North of Scarborough. It benefits from a large rear garden, off street parking with garage, gas central heating and uPVC double glazing. The property comprises a lounge, kitchen/diner, utility room, two bedrooms, one with en-suite, a family bathroom and conservatory.

The rent is inclusive of a regular gardener.

EPC rating D

FRONT DOOR

leading to

HALLWAY

With storage and airing cupboard leading to

LOUNGE

with uPVC windows and radiator

KITCHEN/DINER

with a range of base and wall units, composite sink unit, tiled splashback, integrated oven and hob, through to dining area with uPVC windows and radiators

UTILITY

with a range of base and wall units, space for washing machine, white sink unit, uPVC window and door leading to the front

CONSERVATORY

with radiator, uPVC windows and door leading to rear garden

BEDROOM ONE

with built in wardrobes, dressing table and bedside tables, radiator and uPVC window

EN-SUITE

with white three piece suite, uPVC window and radiator

BEDROOM TWO

with built in wardrobes and dressing table, radiator and uPVC window

BATHROOM

with WC, shower cubicle, hand basin and uPVC windows

OUTSIDE

Driveway and garden to the front and enclosed rear garden

GARAGE

with up and over door, light and power

DIRECTIONS

SATNAV - postcode YO13 0RF
what3words - ///onion.camp.tulip

UTILITIES

COUNCIL TAX - Band D (North Yorkshire Council)
GAS AND ELECTRIC CHARGES - mains metered
WATER CHARGES - Mains

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £285.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVANT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT

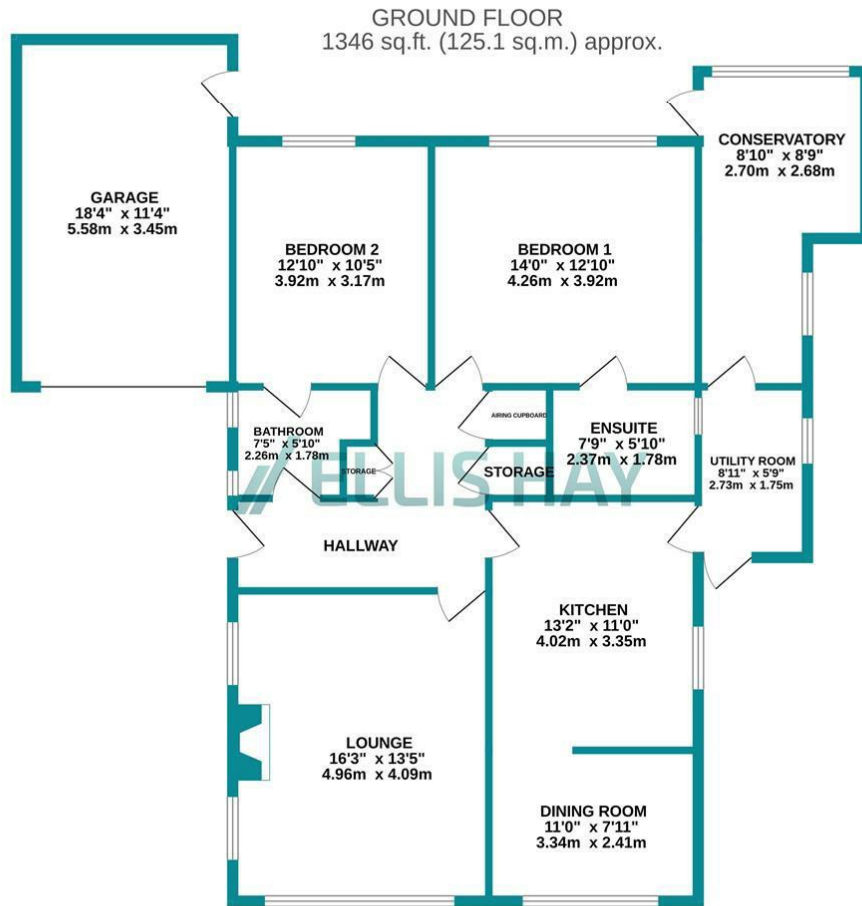
CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING INFORMATION, OR FAIL TO SIGN THEIR TENANCY AGREEMENT (AND/OR GUARANTOR AGREEMENT) WITHIN 15 CALENDAR DAYS (OR OTHER DEADLINE FOR AGREEMENT AS MUTUALLY AGREED IN WRITING).

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

RENT £1250.00
HOLDING DEPOSIT -£285.00
DEPOSIT £1440.00

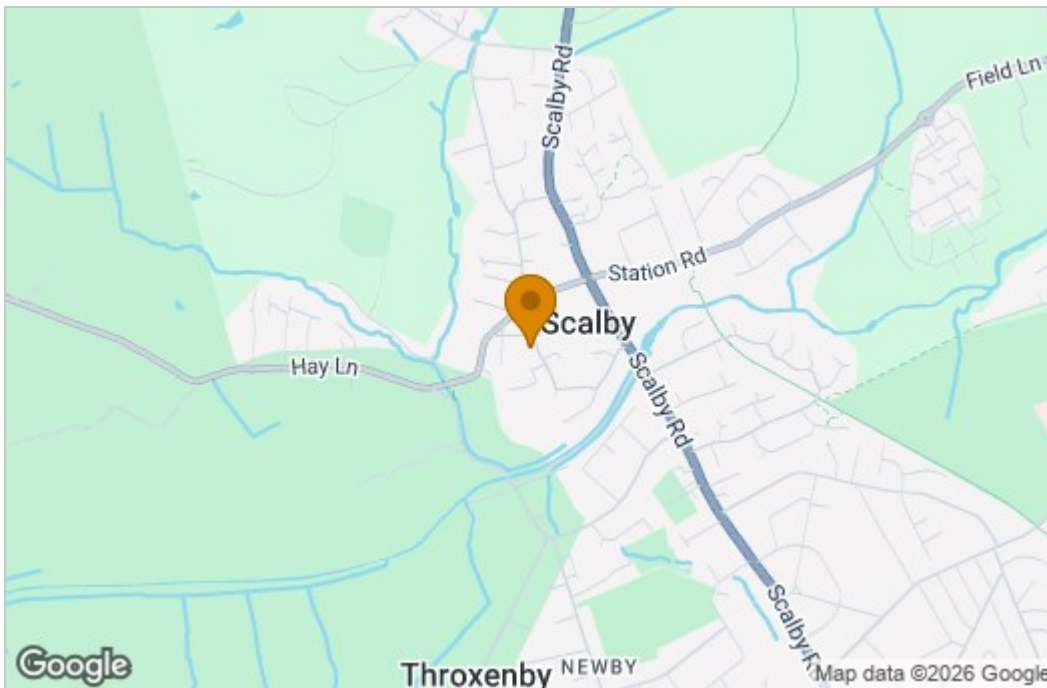
TOTAL £2405.00

Floor Plan

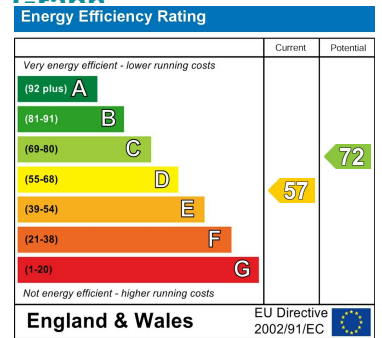


TOTAL FLOOR AREA: 1346 sq.ft. (125.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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