



## **59 Mill Way, Scarborough, YO13 0BG**

### **£1,025 PCM**

We are happy to offer this three bedroom semi-detached house to let in the High Mill development close to the popular village of Scalby; the North Bay and Scalby Mills are also close by. The property benefits from uPVC double glazing, gas central heating and off road parking. The property comprises a dining kitchen, lounge, downstairs WC, three bedrooms, family bathroom and en-suite shower room.

Furnished/unfurnished.

Children welcome, Sorry no pets or smoking.

Council Tax Band D

EPC Rating: B

**FRONT DOOR**

leading to

**HALLWAY**

leading to

**LOUNGE**

with radiator, storage cupboard and patio doors  
leading to rear garden

**KITCHEN/DINER**

with a range of base and wall units, stainless steel sink, integrated electric oven and ceramic hob, integrated dishwasher, integrated washing machine, integrated fridge/freezer, radiator and window

**WC**

with WC, hand basin and radiator

**UPSTAIRS TO****BEDROOM ONE**

with built in wardrobe, uPVC window and radiator

**BEDROOM TWO**

with built in wardrobe, radiator and uPVC window

**BATHROOM**

with white three piece suite, electric shower over the bath and heated towel rail, uPVC window and extractor fan

**UPSTAIRS TO****BEDROOM THREE**

with built in wardrobe, radiator and uPVC window

**EN-SUITE**

with shower cubicle, WC, hand basin, heated towel rail and storage cupboard

**OUTSIDE**

open front lawn, enclosed rear garden and parking space

**DIRECTIONS****UTILITIES**

COUNCIL TAX - Band D (TBC)  
GAS AND ELECTRIC CHARGES - TBC  
WATER CHARGES - TBC

**REFERENCING**

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £235.00 (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:

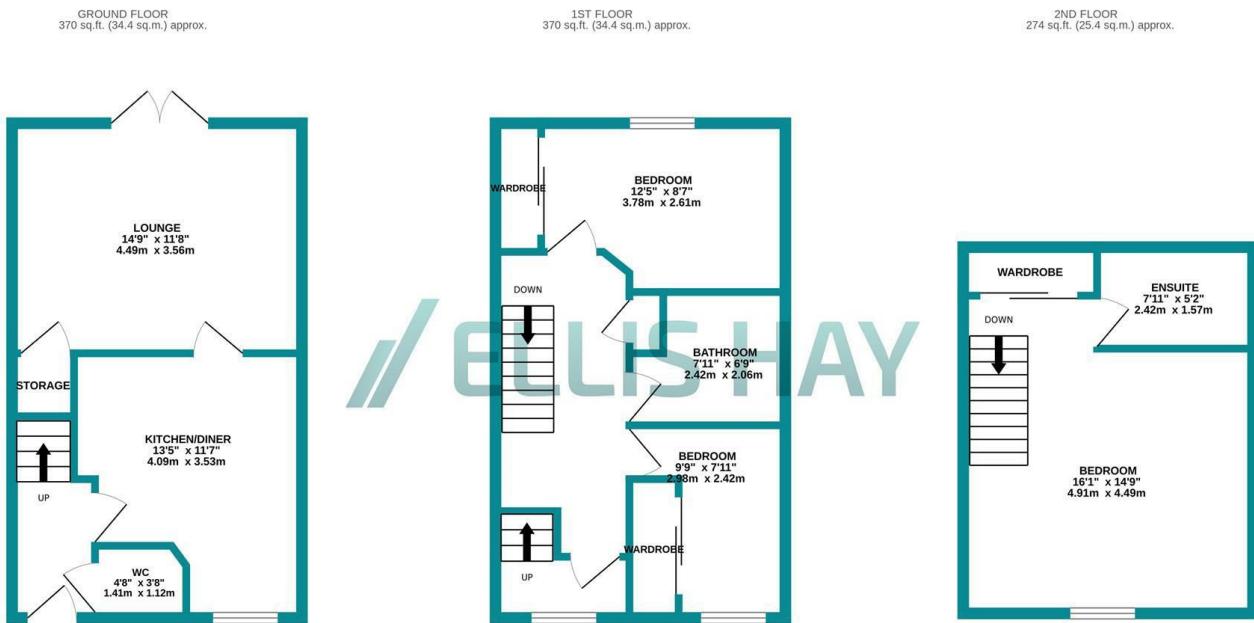
RENT £1025.00  
HOLDING DEPOSIT -£235.00  
DEPOSIT £1180.00

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TOTAL £1970.00

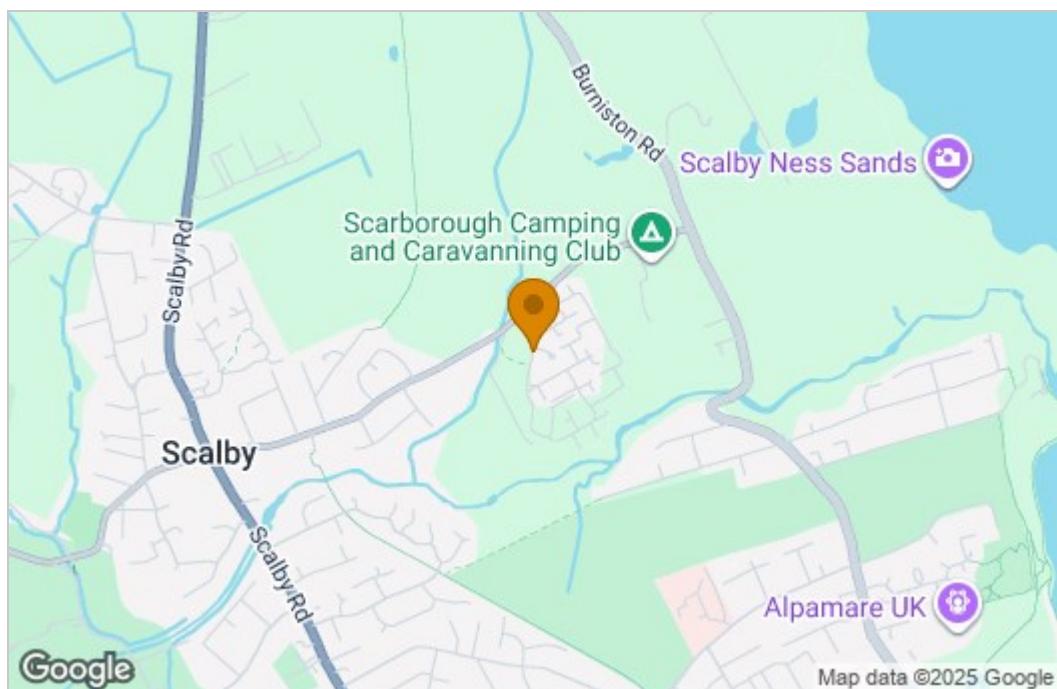
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## Floor Plan

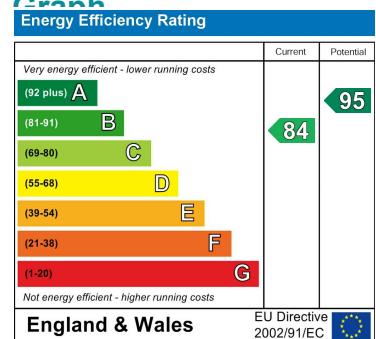


TOTAL FLOOR AREA : 1013 sq.ft. (94.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.