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your trusted property experts

**Abbots Garth,
Scarborough, YO12 4QN**

Located on a quiet cul de sac in the sought after village of SEAMER this THREE BEDROOM SEMI DETACHED house comes with a GARAGE and OFF STREET PARKING. The property has a kitchen diner, MODERN BATHROOM and low maintenance rear garden and is located close to local shops, amenities and a great local school. Viewing is highly recommended.

**Rent - £975 PCM
Deposit - £1,100**

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ENTRANCE HALL

LIVING ROOM

4.70 x 3.66 (15'5" x 12'0")

KITCHEN/DINER

5.61 x 2.93 (18'5" x 9'7")

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

3.69 x 3.20 (12'1" x 10'6")

BEDROOM TWO

4.02 x 2.86 (13'2" x 9'5")

BEDROOM THREE

2.31 x 2.60 (7'7" x 8'6")

BATHROOM

2.59 x 2.96 (8'6" x 9'9")

OUTSIDE SPACE



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 misdescription. The floorplan is for illustrative purposes only and should not be relied on for contractual purposes. The floorplan is not to scale. The floorplan is for illustrative purposes only and should not be relied on for contractual purposes. The floorplan is not to scale. The floorplan is for illustrative purposes only and should not be relied on for contractual purposes. The floorplan is not to scale. Made with MyFloorplan 0.2.22

Abbots Garth - 18008773
Council Tax Band - C
Length of Tenancy - Please contact office for further information

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you.

Council Tax Band ratings have been provided by DirectGov.

| Energy Efficiency Rating | | Current | Prospective |
|---|--|---------|-------------|
| Very energy efficient - lower running costs | | | 85 |
| (92 plus) A | | | |
| (81-90) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | 67 |
| EU Directive 2002/91/EC | | | |



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