



## 35 Bottesford Road, Scunthorpe, DN16 3HA

£850 Per Month

A traditional three bedroom semi detached home. The property has recently been modernised with neutral decor throughout. Downstairs there is an entrance hall, living room into a modern kitchen diner. Upstairs there are two double bedrooms, single bedroom and family bathroom. Outside there is off road parking, rear garden, and Gas Central Heating. Available mid April.

No Pets  
Council Tax Band: A  
EPC Rating: D

Please note the fees applicable for this Property are as follows:  
£850 - Rent in advance  
£196 - Holding deposit (refundable subject to references)  
£980- Deposit

Prospective Tenants will be required to provide valid proof of address, identification and any right to rent documentation prior to moving into any of our Properties.

Lounge 7'0" x 12'9" (2.15m x 3.89m)



Bedroom two 9'11" x 12'9" (3.03m x 3.90m)



Kitchen Diner 8'10" x 7'0" (2.71m x 2.14m)



Bedroom three 8'11" x 7'0" (2.72m x 2.15m)



Utility Room 6'7" x 4'3" (2.01m x 1.32m)

To the first floor

Bedroom one 12'5" x 11'9" (3.80m x 3.60m )

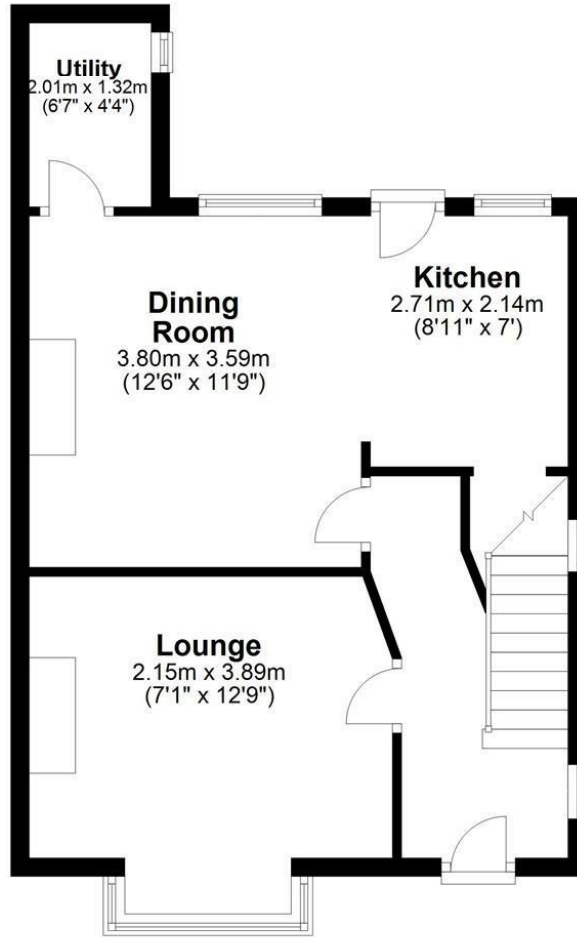


Bathroom 5'10" x 5'10" (1.78m x 1.80m)



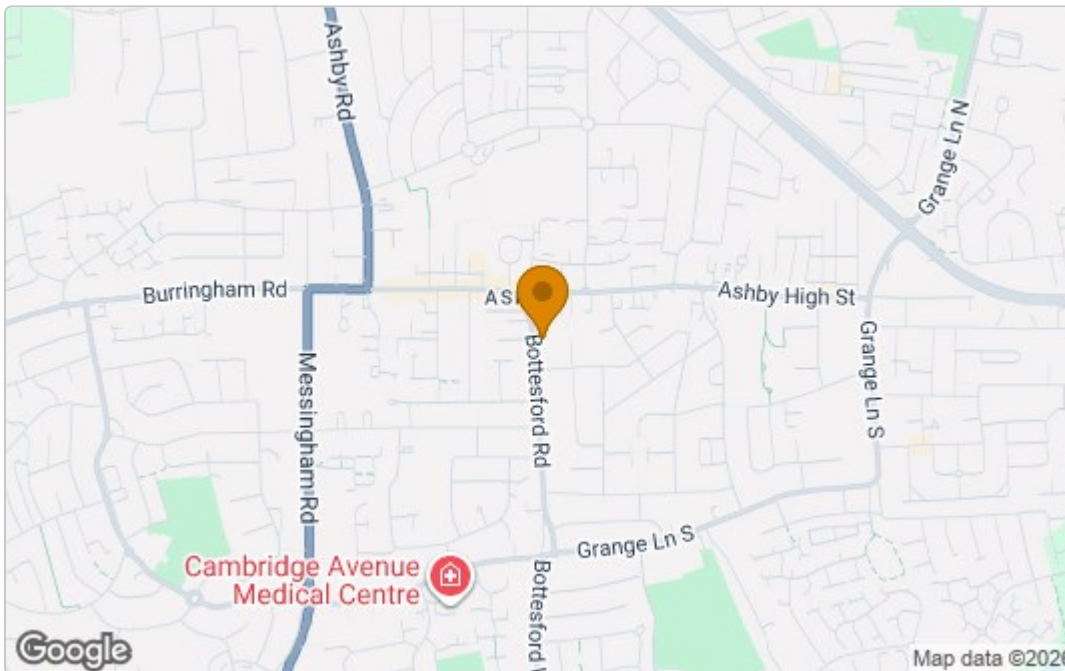
### Ground Floor

Approx. 43.8 sq. metres (471.3 sq. feet)

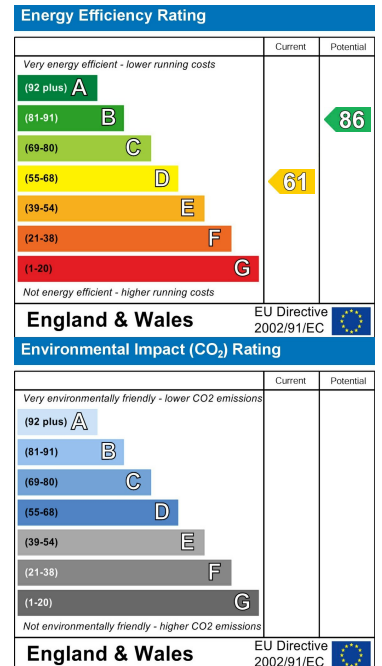


Total area: approx. 84.3 sq. metres (907.9 sq. feet)

### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cade Estate Agency Ltd Company No. 11153015

52A Northfield Road, Messingham, North Lincolnshire. DN17 3SA

T: 01724 372 011 E: info@cade.co.uk W: cade.co.uk