



64 York Avenue, Scunthorpe, DN16 3SD

£850 Per Calendar Month

Cade Estate Agency are delighted to offer to the market this three bedroom semi detached property with a south facing garden in the popular Bottesford area. The property has good room sizes, comprising of entrance hall, spacious lounge diner, neutral white and black kitchen in great condition, downstairs w.c., landing, three good size bedrooms and family bathroom. Available now!

Council Tax Band: B
EPC rating: D
Minimum term tenancy: 6 months

Initial costs applicable for this property are as follows:
£850 - Rent in advance
£196 - Holding deposit (refundable subject to references)
£980 - Deposit

Please note that prospective Tenants will be required to provide valid proof of address, identification and any right to rent documentation (visas etc) prior to moving into any of our Properties.

Entrance Hall



Bedroom One 14'5" x 10'11" (4.41 x 3.34)



Lounge Diner 17'7" x 16'7" (5.36 x 5.08)



Bedroom Two 12'1" x 10'11" (3.69 x 3.34)



Kitchen 10'3" x 9'10" (3.13 x 3.02)



Bedroom Three 10'6" x 6'7" (3.22 x 2.02)



Downstairs W.C.

Landing

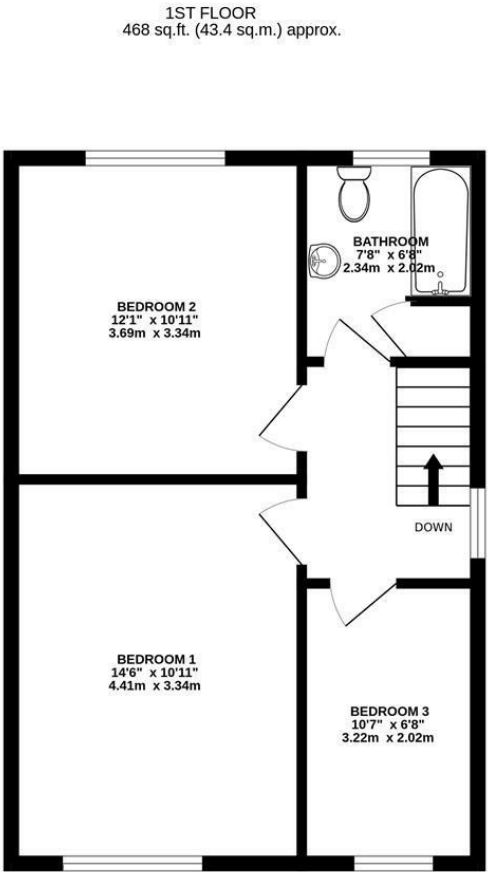
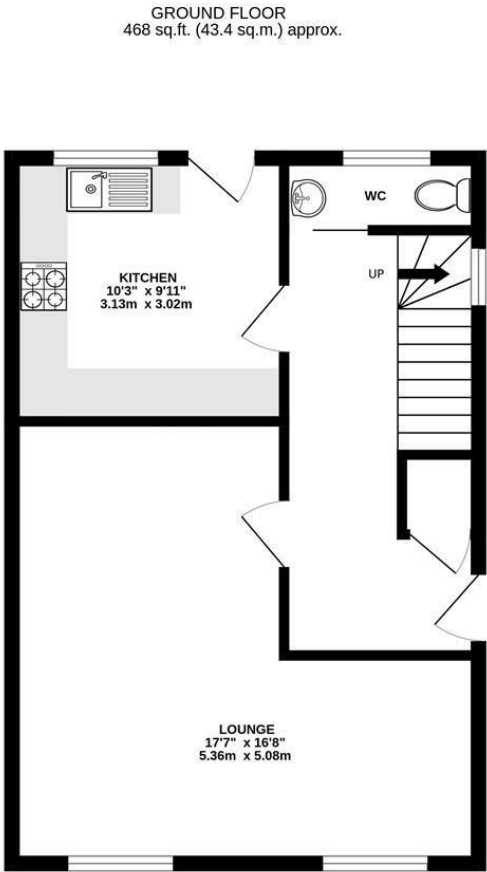
Bathroom 7'8" x 6'7" (2.34 x 2.02)



Outside



Floor Plan



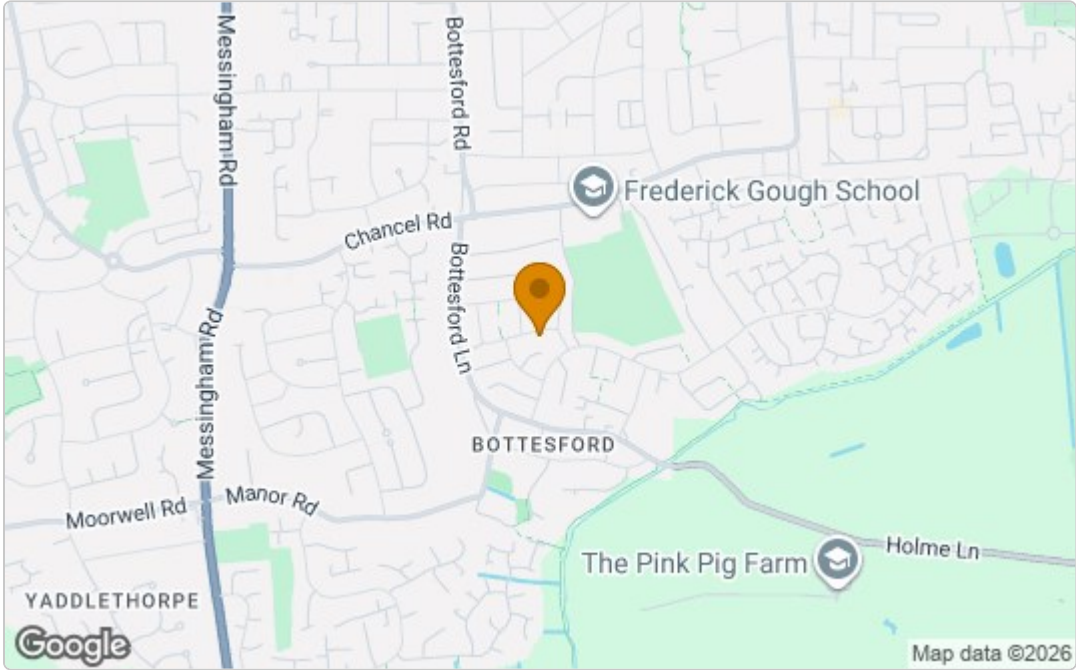
TOTAL FLOOR AREA : 935 sq.ft. (86.9 sq.m.) approx.

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.

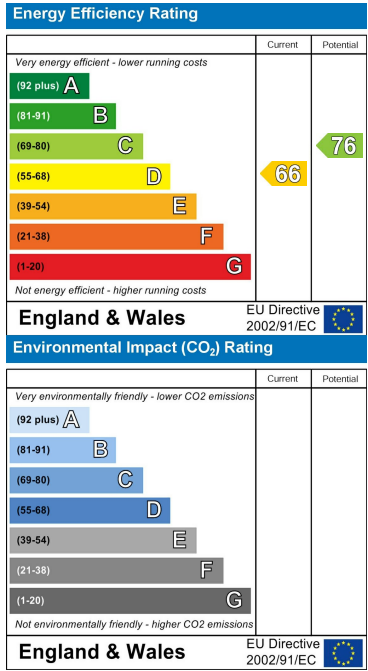
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Area Map



Energy Efficiency Graph



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