



## 6 Rossall Close, Scunthorpe, DN16 3QT

**£795 Per Calendar Month**

Available to Let this three bed semi detached house which is ideally located in a sought after residential area of Scunthorpe. Having entrance hall, lounge, kitchen/diner, WC, three bedrooms and bathroom. Further benefits include double glazing, gas central heating, enclosed rear garden, driveway and garage. The Property is offered to the market on an unfurnished basis and is available Early/Mid September.

No Pets  
Council Tax Band: B  
Minimum Tenancy Term: 6 months  
EPC Rating: B

Please note the fees applicable for this Property are as follows:

£795 - Rent in advance  
£183 - Holding deposit (refundable subject to references)  
£917 - 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.



Porch

Lounge 12'4" x 16'0" (3.76m x 4.88m)



Dining Kitchen 10'4" x 15'10" (3.17m x 4.85m)



Downstairs W.C

Bedroom One 11'2" x 9'3" (3.41m x 2.83m)



Bedroom Two 11'8" x 9'7" (3.57m x 2.93m)



Bedroom Three 8'7" x 7'5" (2.63m x 2.28m)

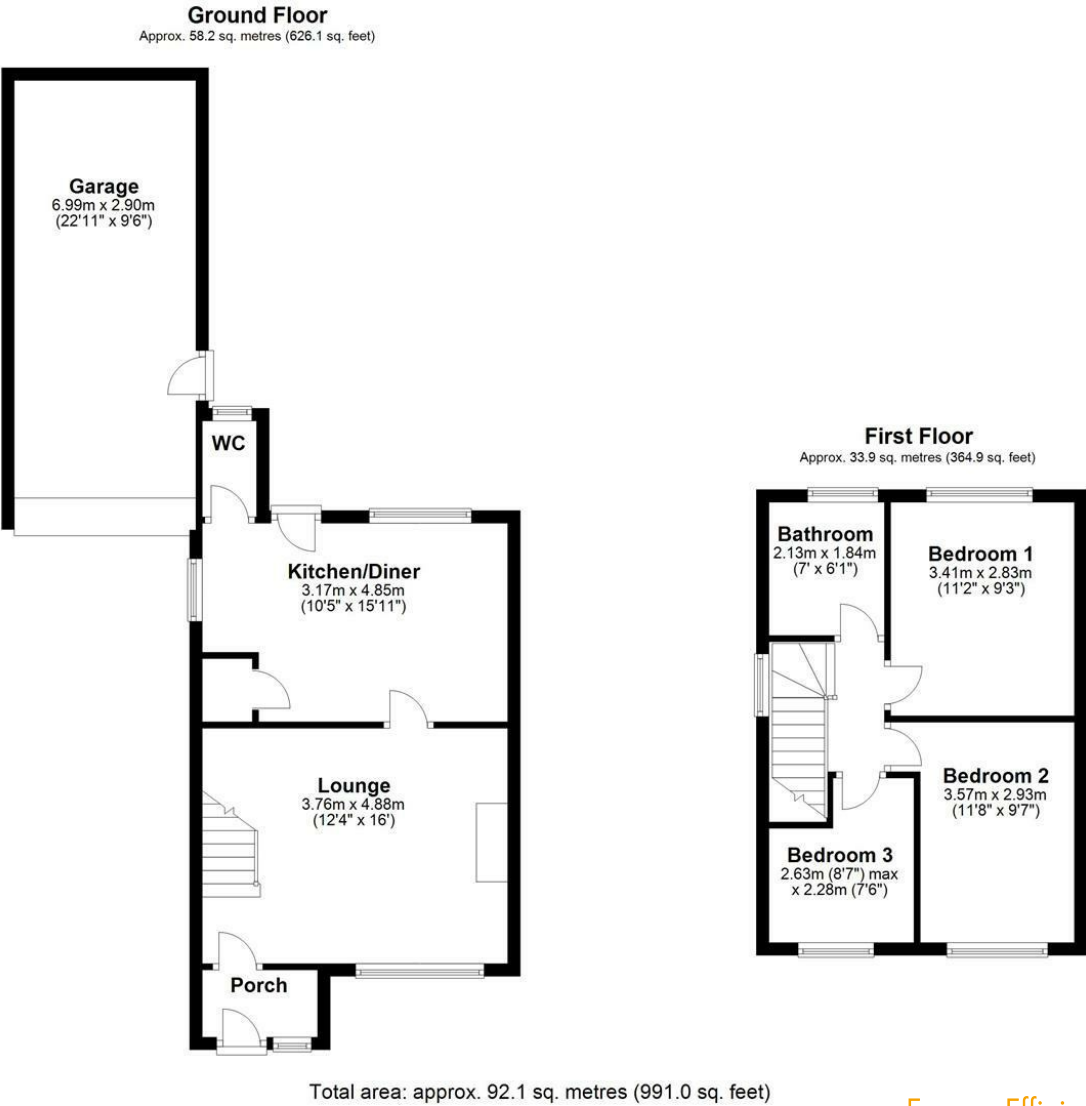


Bathroom 6'11" x 6'0" (2.13m x 1.84m)

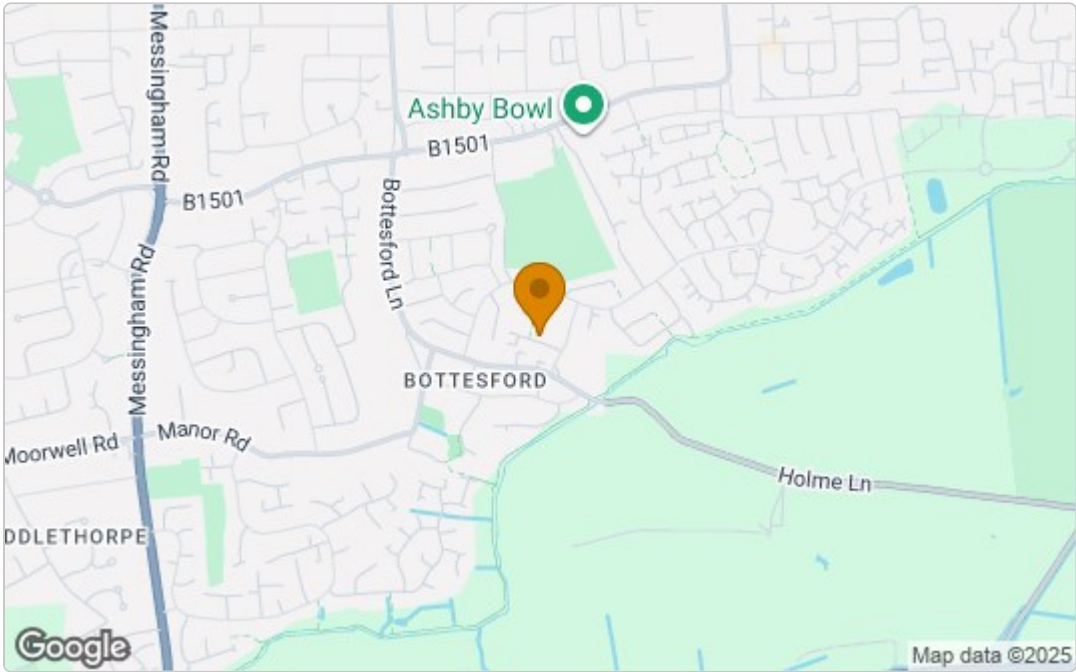


Garage 22'11" x 9'6" (6.99m x 2.90m)

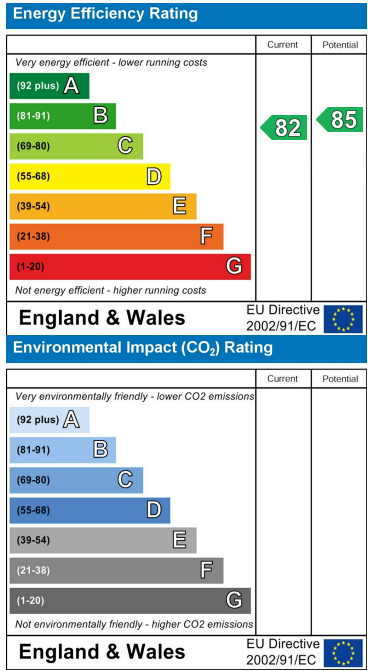
Floor Plan



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.