



17 Garsdale Close, Scunthorpe, DN16 2RN

£700 Per Calendar Month

EA Ben Cade are delighted to offer to the market this modern two bedroom semi detached house to Let. The Property is conveniently located in a sought after residential area of Scunthorpe. The accommodation briefly comprises of lounge, kitchen, downstairs w.c, two bedrooms and bathroom. Other benefits include double glazing, gas central heating, private driveway and enclosed rear garden. The Property is offered to the market on an unfurnished basis and is available for occupation from late May/ early June 2025.

No Pets
Council Tax Band: B
EPC Rating: C

Please note the fees applicable for this Property are as follows:
£700.00 - Rent in advance
£161.00 - Holding deposit (refundable subject to references)
£807.00 - 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

Entrance area leading to the kitchen, living room and downstairs w.c.

Downstairs WC 6'10" x 2'11" (2.09m x 0.91m)

Kitchen 11'10" x 8'3" (3.62m x 2.53m)



Patio doors leading to an enclosed rear garden.

Living Room 12'9" x 11'10" (3.90m x 3.62m)



To the first floor

Bedroom One 11'10" x 8'3" (3.62m x 2.53m)



Bedroom Two 11'10" x 8'7" (3.62m x 2.62m)



Bathroom 7'2" x 5'0" (2.20m x 1.53m)

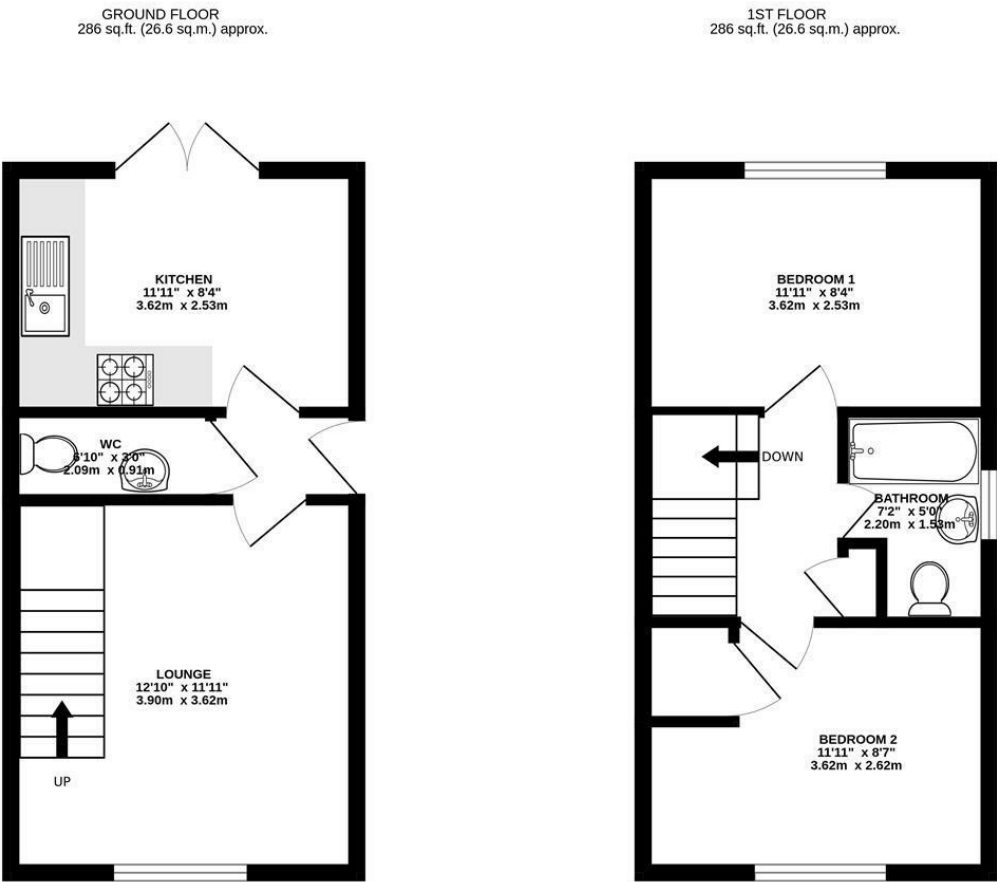


Rear Garden



Enclosed rear garden with patio area.

Floor Plan



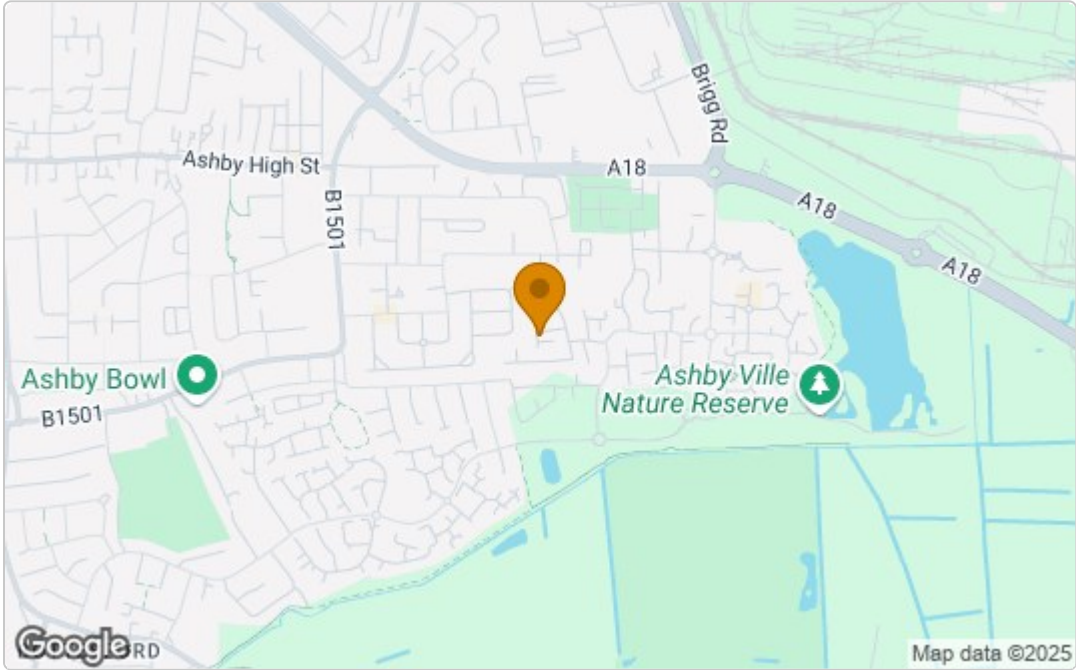
TOTAL FLOOR AREA : 573 sq.ft. (53.2 sq.m.) approx.

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.

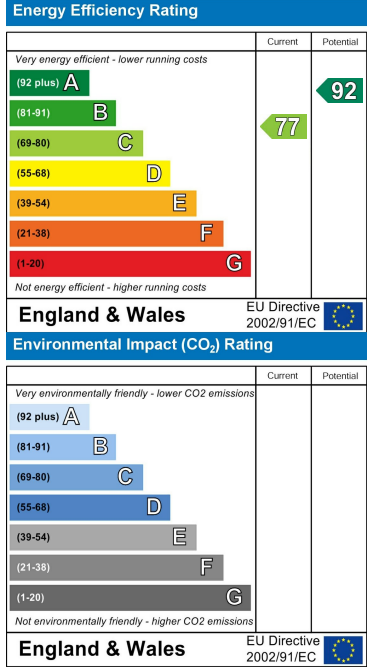
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Area Map



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.