CADE

Estate Agency









12 Woollin Avenue, Scunthorpe, DN16 2RU

£900 Per Calendar Month

Cade Estate Agency are delighted to offer to the market this three bedroom detached house in Ashby, Scunthorpe.

The property comprises of entrance hall, lounge, kitchen, separate dining room and to the first floor, three bedrooms and family bathroom, neutrally decorated throughout. The property also benefits from front and rear gardens, gas central heating, off road parking and detached garage. The property is offered to the rental market on an unfurnished basis and is available now.

Council Tax Band: B
EPC rating: D

Initial costs applicable for this property are as follows:
£900 - Rent in advance
£207 - Holding deposit (refundable subject to references)
£1038 - 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

Lounge 16'7" x 13'4" (5.08m x 4.08m)




Kitchen 11'4" x 9'10" (3.46m x 3.01m)




Dining Room 11'4" x 9'7" (3.46m x 2.93m)



Bedroom One 12'11" x 11'9" (3.96m x 3.60m)




Bedroom Two 11'9" x 10'8" (3.60m x 3.27m)



Bedroom Three 9'4" x 7'8" (2.85m x 2.34m)



Bathroom 7'8" x 7'5" (2.34m x 2.28m)



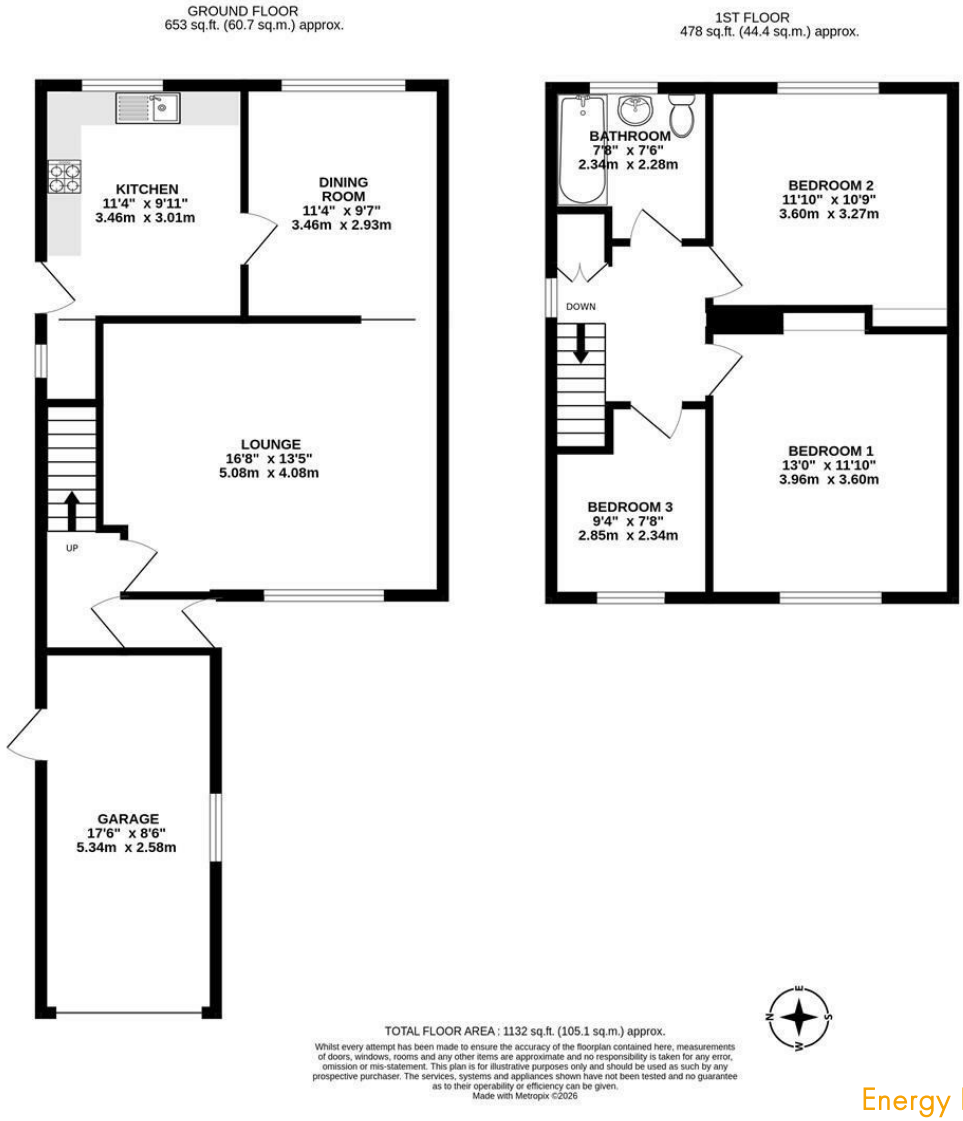
Garage 17'6" x 8'5" (5.34m x 2.58m)

Outside

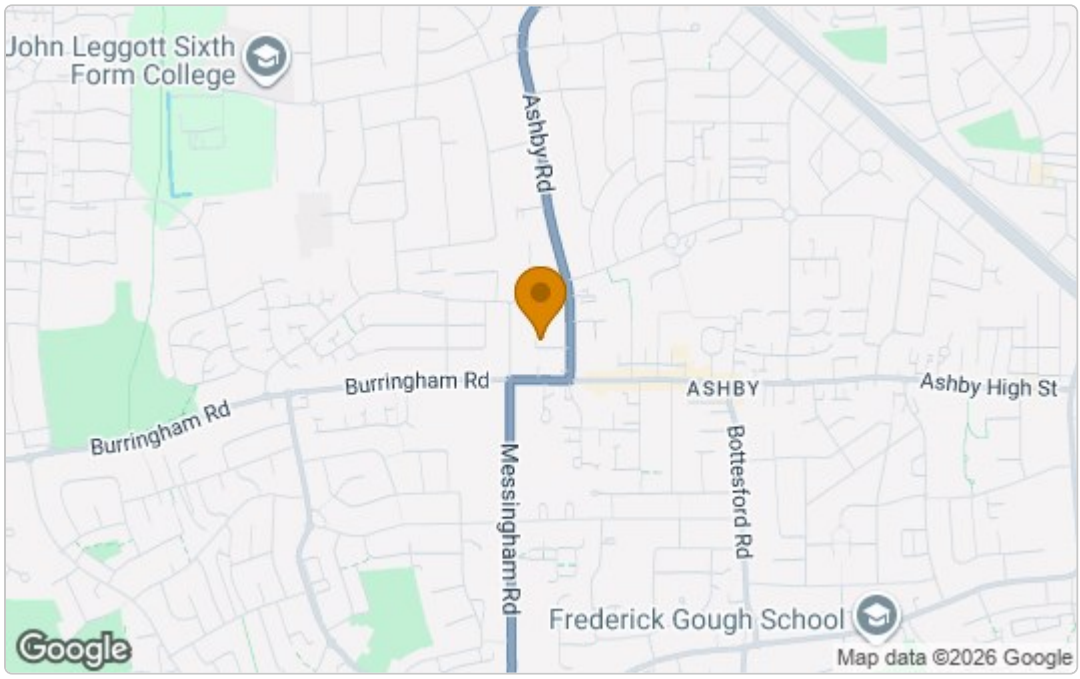




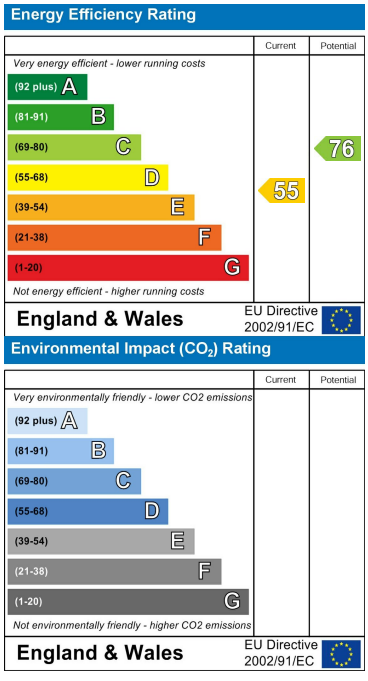
Floor Plan



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.

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