

Lettings **ASTIN'S**

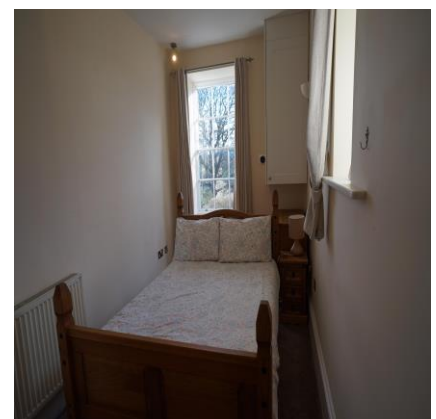
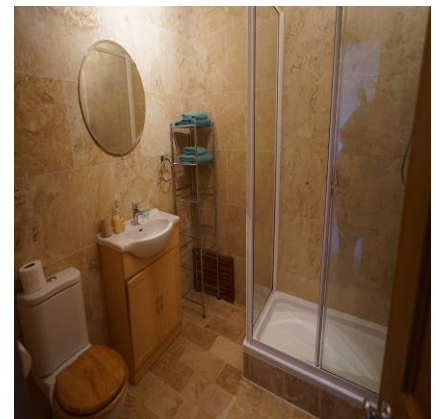
Apartment 4

71 Coach Road

Sleights

YO22 5BT

Set in the idyllic village of Sleights. This wonderful first floor apartment is offered on an assured shorthold tenancy for a minimum of six months but on going if suitable for both parties. Open plan lounge/kitchen boasting stunning views across the lower Esk Valley to Aislaby. Ample modern bathroom and bedroom all with large sash windows. Private parking space and intercom entry.



£695 pcm

The Lettings People

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living/kitchen

17' 4" x 15' 1" (5.28m x 4.59m)

Bathroom

6' 11" x 7' 3" (2.11m x 2.21m)

Bedroom

12' 3" x 7' 8" (3.73m x 2.34m)

Terms: A holding deposit per property of 1 week's rent will be charged on application.

This deposit will be deducted from the first month's rent should the application proceed.

The deposit may be withheld if the tenant decides not to proceed, fails the right to rent checks or provides false/misleading information.

The agent/landlord tries their best to obtain the required information and the tenant fails to provide it within 15 days.

Rent: £695 per month, exclusive of outgoings and payable in advance by bank standing order.

Deposit:£745

Application fees apply (non-refundable)

Council tax band

Services: All main services are connected.

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Apartment 4 Cam Vasei Hall 27 Colton Road WidCITY PO22 5BT	Energy rating C	Valid until: 6 February 2034 Certificate number: 6334-4622-1300-0423-4202
Property type	Mid-floor flat	
Total floor area	44 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: the average energy rating is D the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/6334-4622-1300-0423-4202/print.html>

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more efficient the home is and the lower the fuel bills will be. The environmental impact rating is a measure of this home's impact on the environment. The Full Energy Performance Report can be viewed upon request at the Agents Office.

Astin's is the trading name of Edward G Astin & Associates Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as Agents gives notice that:(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract(ii) All descriptions are given in good faith and are believed to be correct, but any prospective purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness (iii) All measurements of rooms contained within these particulars should be taken as approximate and it is the responsibility of the prospective purchaser or lessee or his professional advisor to determine the exact measurements and details as required prior to Contract (iv) None of the property's services or service installations have been tested and are not warranted to be in working order (v) No employee of the Company has any authority to make or give any representation or warranty whatsoever in relation to the property