

Lettings ASTIN'S

Guillemot House, 10

Spa Well Court

Bagdale

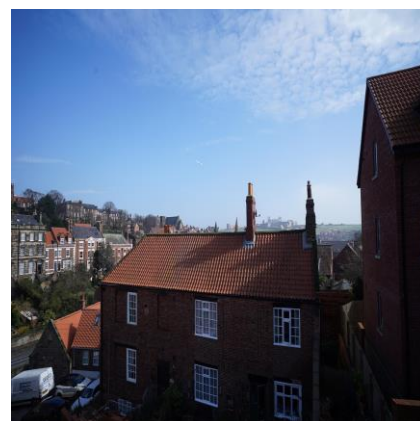
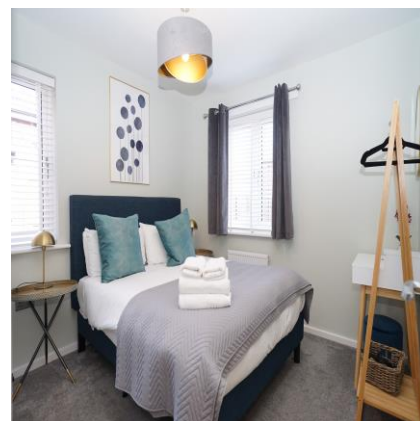
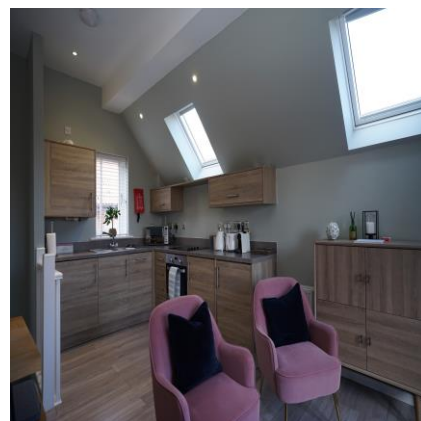
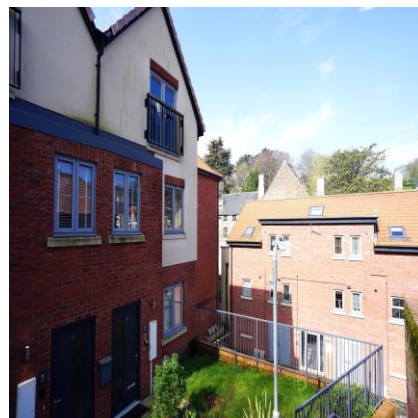
YO21 1TJ

This beautiful 3 bed house is a must see!

Located in close to Whitby's town centre, this property is within walking distance of all local amenities.

Built in 2020, this accommodation is spread over three floors Offered fully furnished on a six month's Assured Shorthold Tenancy which would be ongoing if suitable to both parties.

This property comes with allocated parking and much sort after outside space.



£1200 pcm

The Lettings People

47 Flowergate

Whitby North Yorkshire YO21 3BB

T: 01947 824070 E: lettings@astin.co.uk

www.astin.co.uk

Bedroom 1

9' 6" x 10' 1" (2.89m x 3.07m)

Shower Room

8' 8" x 3' 9" (2.64m x 1.14m)

Bedroom 2

10' 10" x 8' 6" (3.30m x 2.59m)

Bedroom 3

10' 9" x 5' 4" (3.27m x 1.62m)

Kitchen

7' 8" x 7' 6" (2.34m x 2.28m)

Lounge/Diner

10' 8" x 14' 2" (3.25m x 4.31m)

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.

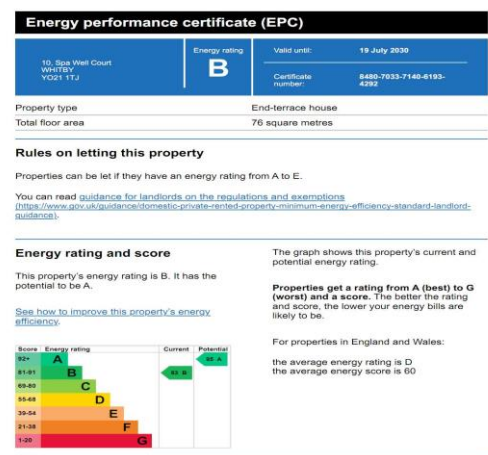
Rent: £1200 per month, exclusive of outgoings and payable in advance by bank standing order.

Deposit: £1250

Council tax band to be confirmed

Services: All main services are connected.

Viewings: By prior arrangement through the sole agent.



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