



HENDERSONS



4 BURNS YARD, WHITBY  
Monthly Rental Of £525







## ABOUT THIS PROPERTY

Hendersons introduce 4 Burns Yard, a former jet cottage located just off Flowergate in the centre of Whitby.

Over two floors, the ground floor accommodation comprises an open plan living room/kitchen with a gas fire and a range of shaker style base and wall units, integral oven with hob and an integral fridge.

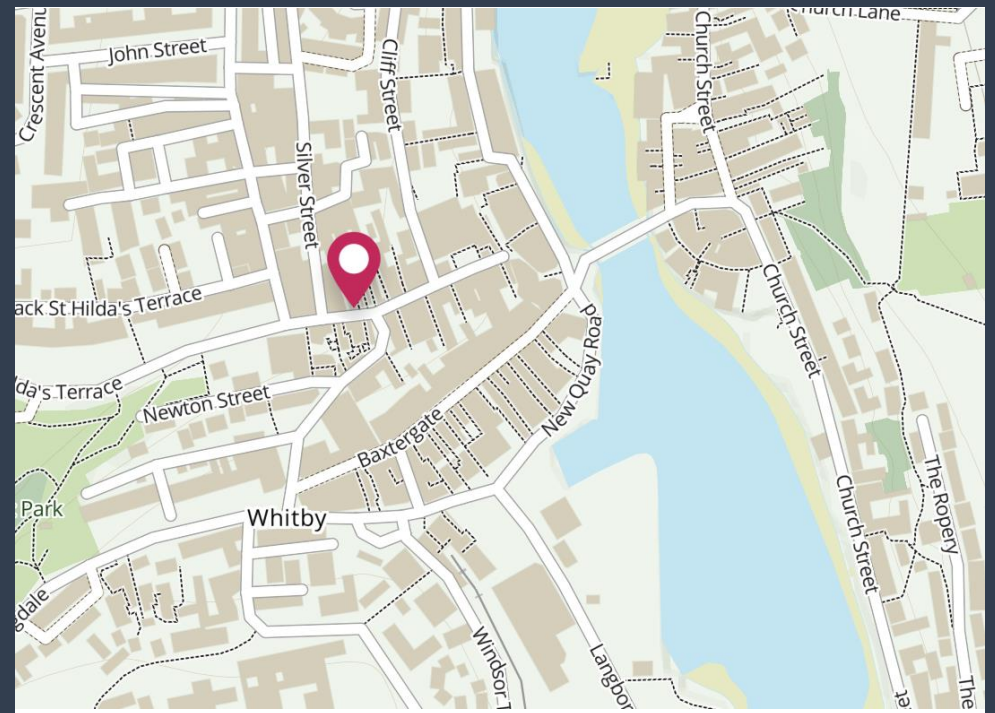
There is also a house shower room just off the living room with corner shower, wc and hand basin. There is space and plumbing for an automatic washing machine and it should be noted that this would need to be hard wired through to the electrical connection point in the living room. Up the stairs there are two bedrooms, one double and one single. The single bedroom also includes a set of bunk beds. Heating is electric and hot water is provided by an electric water heater situated under the kitchen sink.

Available from August 2023, once a scheme of re-painting is complete, a Holding Deposit equivalent to one weeks rent (£121) will be required to secure the tenancy application once suitable to both parties. The Holding Deposit will be deducted from the first month's rent subject to suitable references. Provision of false or misleading information may result in the Holding deposit being retained by Hendersons.

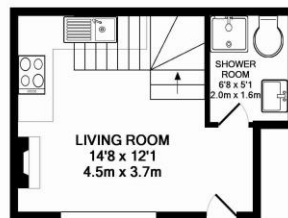
### *Key information about this property...*

- EPC Rating: E
- Council Tax Band: A
- Property Reference: 1190
- Services: All mains connected except mains gas
- Agreement: 6 month AST
- Deposit: £550

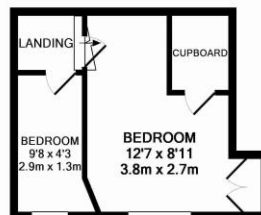




**Want to book a viewing of this property call  
one of our property advisors on 01947 60 26 26  
Monday to Friday – 9am to 5.30pm  
Saturday – 9am to 4pm**



GROUND FLOOR  
APPROX. FLOOR  
AREA 191 SQ.FT.  
(17.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 166 SQ.FT.  
(15.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 358 SQ.FT. (33.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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