



41 Scarsea Way  
Bempton  
YO15 1HT

TO LET

£800 pcm

2 Bedroom Detached Bungalow



# 41 Scarsea Way

## Bempton, YO15 1HT

A detached bungalow with two bedrooms, shower room, fitted kitchen, lounge and super conservatory to the rear of the property. The front garden is mainly laid to lawn with hedging and offers parking on the driveway for multiple vehicles. Private rear garden mainly laid to lawn. Single garage.

**UPVC ENTRANCE DOOR** - Leading to:

### HALLWAY

With storage cupboard. Pendant light. Carpet. Radiator.

### KITCHEN

9' 2" x 8' 6" (2.80m x 2.61m)

With window to the front elevation and roller blind\*.

Comprising a range of wall and base units with laminate work top. Composite sink with mixer tap. Water filtration system located under the sink. Cupboard housing (to be replaced) boiler. Integrated fridge freezer and dishwasher. Gas cooker\*, washing machine\* and microwave\*. Extractor hood. Spot lights. Consumer unit. Vinyl flooring. Radiator.

### LOUNGE

15' 9" x 10' 11" (4.82m x 3.34m)

With bay window to front elevation. With venetian blind\*, curtain pole\* and curtains\*. Feature fire surround with marble hearth housing a gas fire. TV point. Pendant light. Carpet. Radiator.

### SHOWER ROOM

6' 1" x 5' 6" (1.86m x 1.68m)

With frosted glass window to side elevation. Blind\*. Shower enclosure with 'Mira' thermostatic shower. Porcelain hand basin with vanity unit below and low level WC Mirror\*. Chrome ladder radiator. Central light. Tiled floor.

### BEDROOM 1

13' 5" x 8' 8" (4.11m x 2.65m)

With frosted oak panelled door. Comprising fitted wardrobes and overhead storage with matching cabinet. Pendant light. Radiator. Carpet. French door leading to conservatory with curtain pole\*.

### BEDROOM 2

11' 1" x 9' 10" (3.38m x 3.02m)

With frosted glass oak panelled door and window to the rear elevation with rod\*. Comprising fitted wardrobe with matching drawers and dressing table. Pendant light. Carpet. Radiator.

### CONSERVATORY

16' 9" x 9' 10" (5.13m x 3.02m)

Large conservatory overlooking the garden with venetian blinds\* throughout. One wall mounted light. Tiled floor. Radiator.

### GARDEN

Private rear garden mainly laid to lawn with patio leading to garage. Comprising bushes and shrubs.

### GARAGE

Brick built garage with up and over door. Wooden courtesy door leading to the garden. Power and lighting connected.

### CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

### DOMESTIC HOT WATER

Provided by the gas combination boiler.

### DOUBLE GLAZING

The property benefits from sealed uPVC unit double glazing throughout.

**COUNCIL TAX BAND** - Band B.

**ENERGY PERFORMANCE CERTIFICATE** - Rating C.

### PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the following:

One month's rent: £800.00

Damage Deposit: £923.07

Total: £1723.07

### SERVICES

Mains water, drainage, electric, gas either available or connected. It is the responsibility of the tenant to arrange telephone and television connections.

### NOTE

Heating systems and other services have not been checked. All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

\* items marked are for the use of the tenant if required.

However, the landlord is not responsible for the replacement or repair of these items.

### VIEWING

Strictly by appointment with Ulllyotts. Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 56 sq m



# ■ Ulllyotts ■

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