

**LAUNDRY COTTAGE
PARK LANE
SCAWBY
DN20 9AG**



TO LET

A two-bedroomed traditional detached cottage, WORKSHOP, gardens and off-road parking.

RENT £895 pcm - UNFURNISHED

**LAUNDRY COTTAGE
PARK LANE
SCAWBY
DN20 9AG**

ACCOMMODATION

Ground floor:

Kitchen
Dining Room
Living Room
Bedroom 1
Shower Room



First Floor:

Bedroom 2
Bathroom

Outside:



Sizable front and rear gardens with off road parking.

Detached workshop.

SERVICES

The house has oil fired heating to panel radiators. Mains electricity, water and drainage are connected to the property.

TENANCY

The property is available, unfurnished, under an Assured Shorthold Tenancy for an initial term of 12 months.

The rent is payable monthly in advance by standing order, with the Tenant paying all outgoings.

The Council Tax banding for the property is Band A.

A refundable deposit of £895 will be collected at the start of the tenancy, together with the first months rent of £895. The deposit will be returned at the end of the tenancy provided the Tenant has fulfilled all obligations.

APPLICATION

Initial applications should be made direct with Jas Martin & Co. using the form on our website at www.jasmartin.co.uk

Viewings will be arranged thereafter which are **STRICTLY BY APPOINTMENT WITH THE AGENTS.**

References and a financial check will be required for the successful applicant.

Energy Performance Certificate available upon request from Letting Agents.





Energy performance certificate (EPC)

Laundry Cottage Park Lane Scawby BRIGG DN20 9AG	Energy rating E	Valid until: 21 March 2030
		Certificate number: 8310-7727-4120-1283-2296

Property type	Detached house
Total floor area	88 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 E. It has the potential to be D.

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	44 E	
21-38	F		
1-20	G		