

**3 ALMSHOUSES
CHAPEL LANE
SCAWBY
BRIGG
DN20 9AQ**



TO LET

A recently renovated 2 bedroom terraced cottage
in the centre of Scawby benefitting 2 reception rooms,
downstairs WC and gas central heating

RENT £675 pcm - UNFURNISHED

**3 ALMSHOUSES
CHAPEL LANE
SCAWBY
BRIGG**

GENERAL REMARKS

No. 3 Almshouses is an attractive terraced cottage set close to the historic centre of Scawby.

The property has recently been renovated with new kitchen, bathroom, central heating, decoration and carpets throughout.

The front elevation views over the gardens towards Church Street.

DIRECTIONS

Upon entering Scawby from the north, turn onto Chapel Street which is opposite the Sutton Arms Public House. The property is located after 200 yards on the left.



ACCOMMODATION

Ground Floor:

**Kitchen
Living Room
Dining Room
Downstairs WC**

First Floor:

**2 Bedrooms, one large, one small
Bathroom**

Outside:

The property benefits small rear courtyard and lawned gardens to the front.

SERVICES

Mains gas, water, electricity and mains drainage are connected.

COUNCIL TAX

The Council Tax is Band A with the annual charge for 2022/2023 being approximately £1,336.

TENANCY

The property is available, unfurnished, under an Assured Shorthold Tenancy for an initial term of 6 months, which may continue thereafter at the Landlords discretion.

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

A refundable deposit of £675 will be collected at the start of the tenancy, together with the first months rent of £675. 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 agreement.



Energy performance certificate (EPC)

3 Almshouses
Chapel Lane
SCAWBY
DN20 9AQ

Energy rating

D

Valid until: **20 December 2032**

Certificate number: **3332-8229-7209-0009-2222**

Property type

Mid-terrace house

Total floor area

96 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 efficiency rating for this property

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

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

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		