

**JOINERS COTTAGE
SCAWBY
BRIGG
DN20 9AE**



TO LET

Semi-Detached 2 bed Cottage
Garden and Off-Road Parking

RENT £750 PCM – UNFURNISHED

**JOINERS COTTAGE
SCAWBY
BRIGG
DN20 9AE**

GENERAL REMARKS

An attractive two-bedroomed property on the Scawby Estate situated close to the village centre.



ACCOMMODATION

Ground Floor:

Two Large Reception Rooms
Kitchen
Utility
Office
Bathroom (Newly Fitted)

First Floor:

Bedroom 1
Bedroom 2



Outside:

Garden and off-road parking for two vehicles.

SERVICES

We understand mains water and electricity connected to the property with oil Fired Central heating.

COUNCIL TAX

The Council Tax is Band B.

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 £750 will be collected at the start of the tenancy, together with the first months rent of £750. 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. by completing our on-line application 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.

Full Energy Performance Certificate available upon request from Letting Agents.

Energy performance certificate (EPC)

Joiners Cottage Church Street Scawby BRIGG DN20 9AE	Energy rating E	Valid until: 16 October 2028
		Certificate number: 8892-6136-1129-2296-4083

Property type **Semi-detached house**

Total floor area **151 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 C.

[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		76 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		