



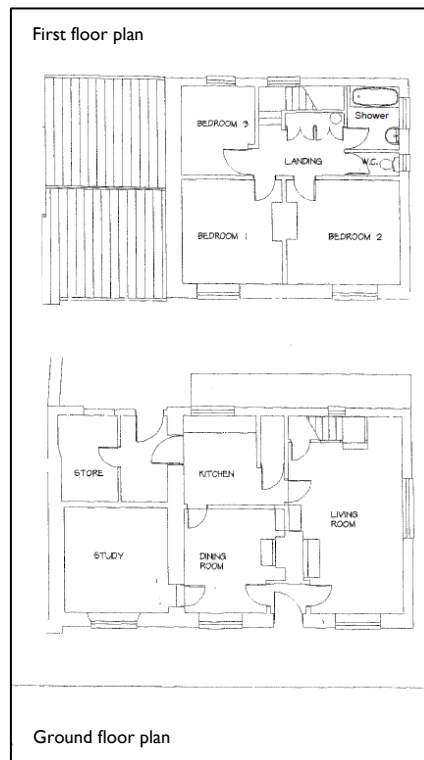
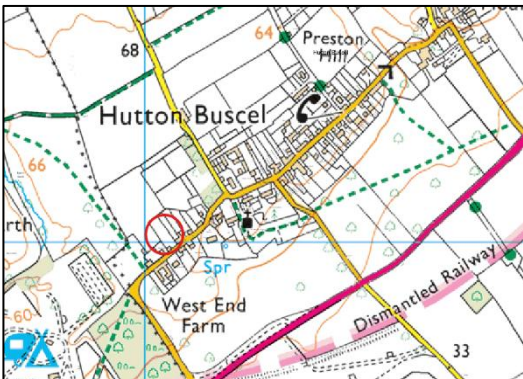
Residential Property To Let

The Estate Office
Wykeham
Scarborough
North Yorkshire
YO13 9QD

Telephone
01723 866600

79 Main Street, Hutton Buscel, Scarborough, YO13 9LN

3 bedroom, detached property with a generous garden, outbuildings and off-street parking



ACCOMMODATION

Ground Floor

Kitchen
Dining room
Living Room
Study/snug
Utility room/store

First Floor

1 x Double bedroom
1 x Double bedroom
1 x Single bedroom
Shower room and WC

THE PROPERTY

A detached, well-presented, three-bedroom home in the heart of Hutton Buscel offering a versatile living space, including two generous double bedrooms, a comfortable single and a modern shower room.

The property features a bright living room, separate dining room, well-appointed kitchen, and a dedicated study—ideal for home working. Outside, gated off-road parking provides added security, while a range of useful outbuildings offer excellent storage solutions.

The fully enclosed garden is large, but easy to maintain, with a private patio area to the rear - it would be ideal for a keen gardener.

Potential tenants must be aware that there is a third party building a house on the plot neighbouring the property. The works have been coordinated to minimise impact as much as possible to a new tenant.

EXTERNALS

Large, enclosed garden
Various outbuildings
Off road, gated parking area

FACILITIES

Mains water & electric
Gas central heating

Rental: £1,100 per month
Council Tax Band: E
EPC: D
Available from: 3rd May 2026

TENANCY

79 Main Street is being offered on a periodic Assured Tenancy, in line with the requirements of the Renters' Rights Act 2025.

The rent is payable monthly in advance and will be subject to open market reviews every two years. A month's rent is required as a deposit.

The Landlord is responsible for the principle repairs; the Tenant for the interior decorations and minor repairs.

Pets permitted at landlords discretion.

LOCATION

Hutton Buscel is a sought after, community minded village located approximately 5 miles west of Scarborough and 11 miles east of Pickering.

A comprehensive range of local services are available in the nearby villages of East and West Ayton, including a doctor's surgery, pharmacy, post office, petrol filling station with supermarket, library, several public houses and a primary school.

The village is also in close proximity to Wykeham, with services such as Wykeham C of E Primary School, Wykeham Business Centre, Wooden Horse children's day nursery, Tea Rooms and a weekly farmers' market.

A regular bus service passes through the village from Scarborough to Helmsley. The village is set well off the A170, in an elevated position and is well sited for easy access over to Scarborough, or onto the A64.

CONTACT

Viewings strictly by appointment only.

Contact Hannah Wright on
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