



## 1 Trinity Close

, Scarborough, YO11 2TG

**£850 PCM**



This three bedroom semi-detached house has been recently modernised and is situated within walking distance of the South Bay, Town Centre and the local shops of Falsgrave. It comprises a lounge, kitchen, WC, three bedrooms and a bathroom. The property also benefits from a garage, garden and gas central heating, as well as off street parking.

Children accepted, pets considered. Strictly no smoking.

EPC rating C



## FRONT DOOR

leading to

## HALLWAY

leading to

## LOUNGE

with stone fire place, radiators, uPVC windows and door leading to outside

## KITCHEN

with a range if base and wall units, stainless steel sink unit, plumbing for washing machine, space for fridge, window and radiator

## WC

with WC, hand basin and radiator

## UPSTAIRS TO

### BEDROOM ONE

with radiator and uPVC window

### BEDROOM TWO

with radiator and uPVC window

### BEDROOM THREE

with radiator and uPVC window

## BATHROOM

with three piece suite, shower over the bath, uPVC window and radiator

## OUTSIDE

garage and gardens

## DIRECTIONS

SATNAV - postcode YO11 2TG

what3words - //invest.bucket.mute

## UTILITIES

COUNCIL TAX - Band C (North Yorkshire Council)

GAS AND ELECTRIC CHARGES - TBC

WATER CHARGES - TBC

## REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £195.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVANT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING INFORMATION, OR FAIL TO SIGN THEIR TENANCY AGREEMENT (AND/OR GUARANTOR AGREEMENT) WITHIN 15 CALENDAR DAYS (OR OTHER DEADLINE FOR AGREEMENT AS MUTUALLY AGREED IN WRITING).

AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £850.00

HOLDING DEPOSIT -£195.00

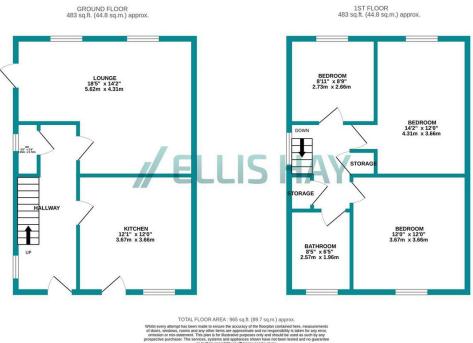
DEPOSIT £980.00

TOTAL £1635.00

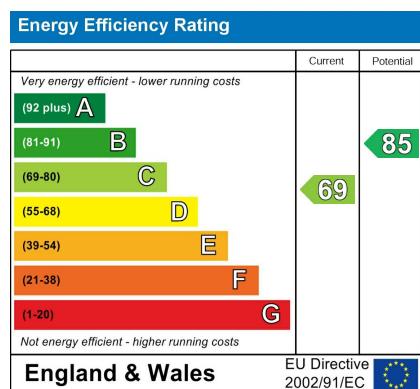
## Area Map



## Floor Plans



## Energy Efficiency Graph



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