



**1 Ewart Street, Scarborough, YO12 4EP**

**£825 PCM**

This newly refurbished two bedroom end terrace town house is situated close to the local shops on Falsgrave and within walking distance of the Town Centre and South Bay. It is also on a regular bus route. The property comprises a lounge, kitchen, two bedrooms and a bathroom. The property also benefits from new uPVC double glazing and front door, gas central heating and a rear yard.

Strictly no smoking.

EPC rating D

## FRONT DOOR

leading to

## ENTRANCE HALL

leading to

## LOUNGE

with electric fire and surround, radiator and uPVC double glazed window overlooking the front

## KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splashback, integrated oven and hob, space for fridge freezer, space for washing machine, radiator, uPVC double glazed window and door leading to outside

## BATHROOM

with a white three piece suite with shower over the bath, radiator and uPVC double glazed window

## UPSTAIRS TO

### BEDROOM ONE

with radiator and uPVC double glazed window overlooking the front

### BEDROOM TWO

with radiator and uPVC double glazed window overlooking the back

## OUTSIDE

enclosed rear yard

## DIRECTIONS

SATNAV - postcode YO12 4EP  
what3words - ///wire.half.draw

## UTILITIES

COUNCIL TAX - Band A (North Yorkshire Council)  
GAS CHARGES - metered  
ELECTRIC CHARGES - metered  
WATER CHARGES - TBC

## REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £190.00 (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 £825.00  
HOLDING DEPOSIT -£190.00  
DEPOSIT £950.00

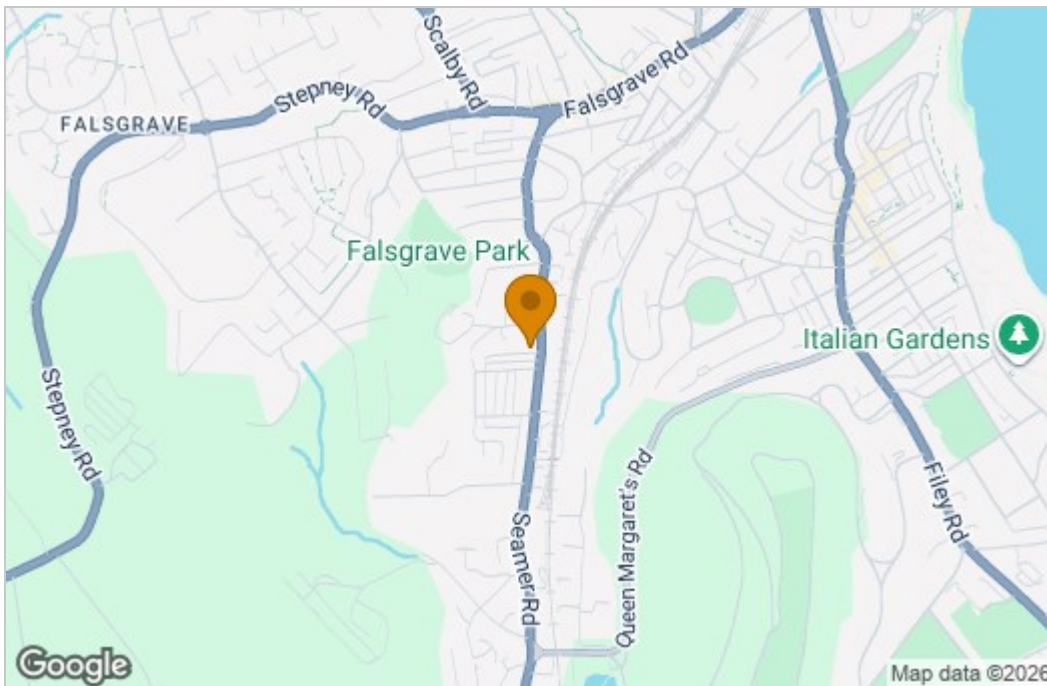
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TOTAL £1585.00

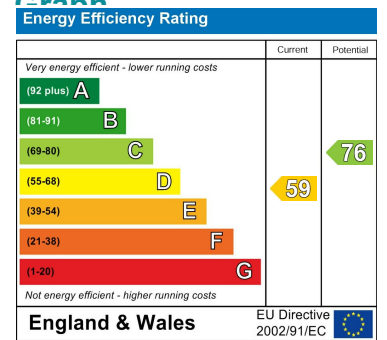
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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