



## 1 Mount Pleasant

Scalby, Scarborough, YO13 ORR

£850 PCM



This delightful cottage is situated in the village of Scalby on the outskirts of Scarborough. It comprises a lounge, kitchen, two bedroom and a bathroom. The property also benefits from a garden and a double garage.

Sorry no children, pets or smoking.

EPC rating E



PORCH

leading to

LOUNGE

with window overlooking the front and gas fire

KITCHEN

with a range of base and wall units, integrated double oven, integrated washing machine, integrated fridge, belfast sink and built in dresser and cupboard and electric fire

UPSTAIRS TO

BEDROOM ONE

with window overlooking the front and radiator

BEDROOM TWO

with built in cupboards, window overlooking the rear and radiator

BATHROOM

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

UTILITIES

COUNCIL TAX - Band C (Scarborough Borough Council)  
GAS AND ELECTRIC CHARGES - TBC  
WATER CHARGES - TBC

DIRECTIONS

SATNAV - Postcode YO13 0RR  
what3words - ///luxury.proof.shrimp

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:

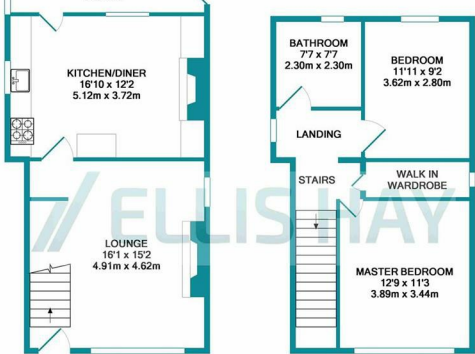
RENT £850.00  
HOLDING DEPOSIT -£195.00  
DEPOSIT £980.00

TOTAL £1635.00

Area Map

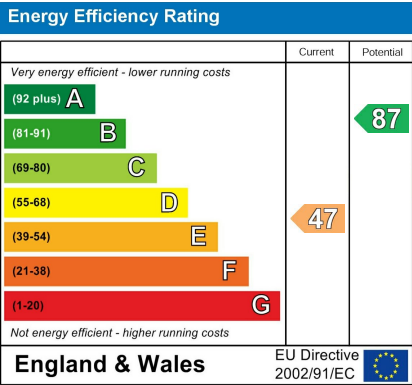


Floor Plans



GROUND FLOOR  
APPROX. FLOOR AREA 505 SQ.FT. (47.0 SQ.M.)  
1ST FLOOR  
APPROX. FLOOR AREA 434 SQ.FT. (40.3 SQ.M.)  
TOTAL APPROX. FLOOR AREA 939 SQ.FT. (87.3 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Graph



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