



## 1 Mount Pleasant

Scalby, Scarborough, YO13 0RR

**£850 PCM**

This delightful cottage is situated in the village of Scalby on the outskirts of Scarborough. It comprises a lounge, kitchen, two bedrooms 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

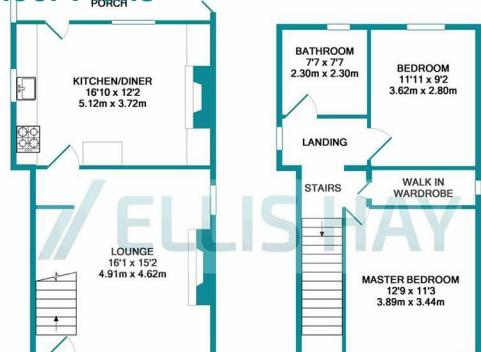
DEPOSIT £980.00

TOTAL £1635.00

## Area Map



## Floor Plans

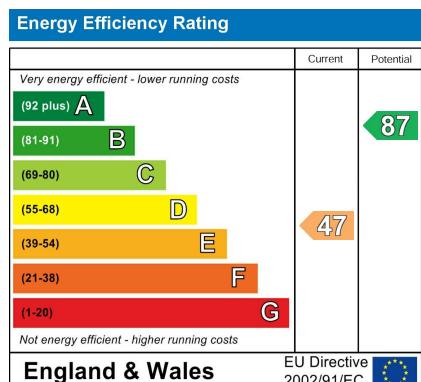


GROUND FLOOR  
APPROX. FLOOR  
AREA 505 SQ.FT.  
(47.05 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 310 SQ.FT.  
(40.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 939 SQ.FT. (87.3 SQ.M.)  
Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate. The vendor, agent and estate agent accept no responsibility for any 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 condition or working order can be given.  
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## Energy Efficiency Graph



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