



32 Hampton Road

, Scarborough, YO12 5PU

£750 PCM



This furnished two bedroom Terrace House is situated in a good location and is convenient for local schools, Falsgrave and is within walking distance of the Town. The property has UPVC double glazing and comprises a lounge, dining room, kitchen, two bedrooms, bathroom with shower over bath and a rear yard.

Sorry no pets and strictly no Smoking
EPC rating D



FRONT DOOR

leading to

HALLWAY

leading to

LOUNGE

with sofa, coffee table, fire, radiator and uPVC bay window overlooking the front

DINING ROOM

with table and four chairs, sideboard, radiator and uPVC window overlooking the rear

KITCHEN

with a range of base and wall units, fridge freezer, electric oven and gas hob with extractor over, stainless steel sink unit with tiled splashback, uPVC window and door leading to rear yard

UPSTAIRS TO

BEDROOM ONE

with double bed, chest of drawers, wardrobe, radiator and uPVC double glazed window overlooking the front

BEDROOM TWO

with single bed, radiator and uPVC double glazed window overlooking the rear

BATHROOM

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

OUTSIDE

enclosed rear yard

DIRECTIONS

SATNAV - Postcode YO12 5PU
what3words - ///firms.divide.direct

UTILITIES

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

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £170.00 (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:

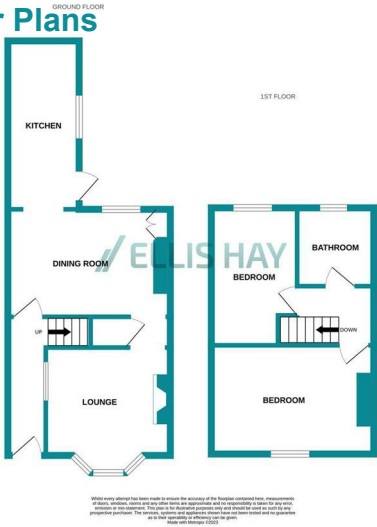
RENT £750.00
HOLDING DEPOSIT -£170.00
DEPOSIT £865.00

TOTAL £1445.00

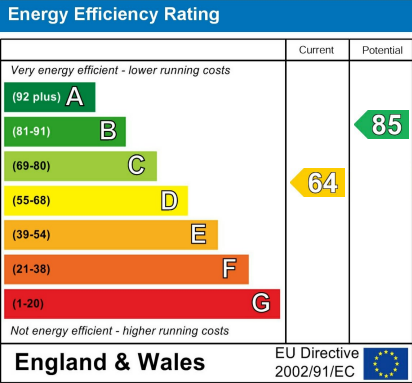
Area Map



Floor Plans



Energy Efficiency Graph



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