



28 Hibernia Street, Scarborough, YO12 7DH
£825 PCM

This three bedroom house is situated close to the Town Centre and the local shops on Falsgrave. It comprises a through lounge/dining room, kitchen, bathroom and three bedrooms. The property benefits from gas central heating, uPVC double glazing and an enclosed rear yard.

Children accepted, sorry strictly no pets or smoking.

EPC rating E

FRONT DOOR

leading to

HALLWAY

leading to

LOUNGE/DINING ROOM

through lounge/dining room with electric fire, radiators and window

KITCHEN

with a range of base and wall units, sink unit, tiled splashbacks, integrated oven and hob with extractor over, space for washing machine, space for fridge, radiator and window

BATHROOM

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

UPSTAIRS TO

BEDROOM ONE

with radiator and window

BEDROOM TWO

with radiator and window

BEDROOM THREE

with built in cupboard, radiator and window

OUTSIDE

enclosed rear yard

DIRECTIONS

SATNAV - postcode YO12 7DH

what3words - ///raced.upset.found

UTILITIES

COUNCIL TAX - Band A (North Yorkshire Council)

GAS AND ELECTRIC CHARGES - STANDARD METER

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:

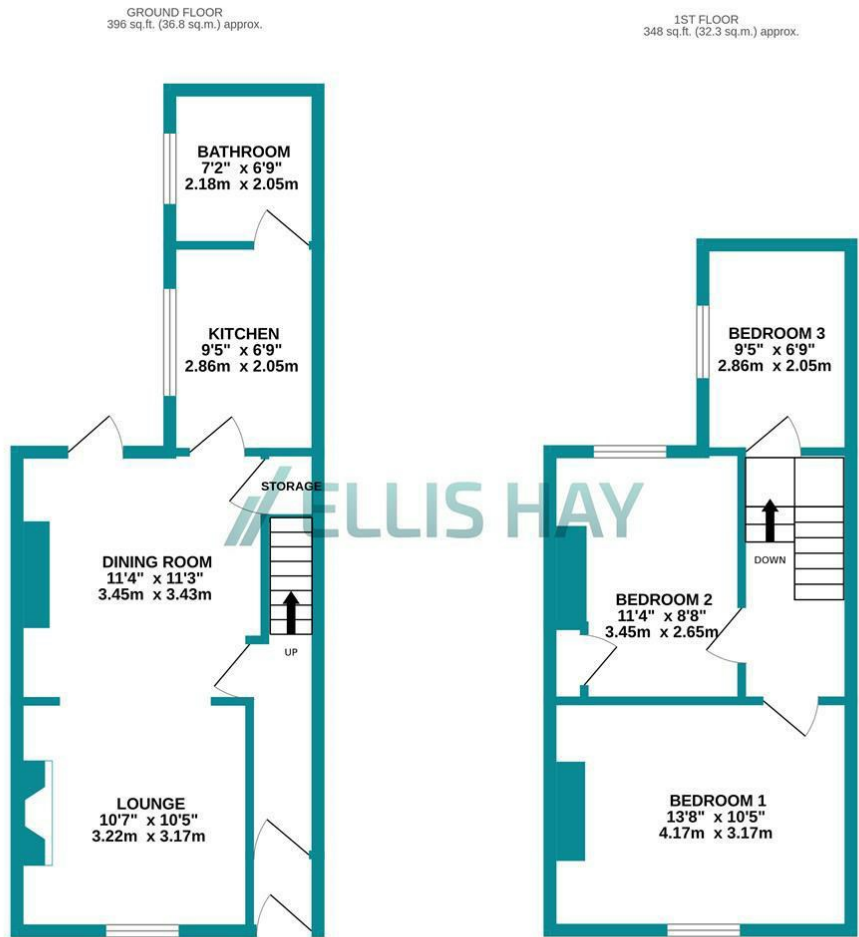
RENT £825.00

HOLDING DEPOSIT -£190.00

DEPOSIT £950.00

TOTAL £1585.00

Floor Plan

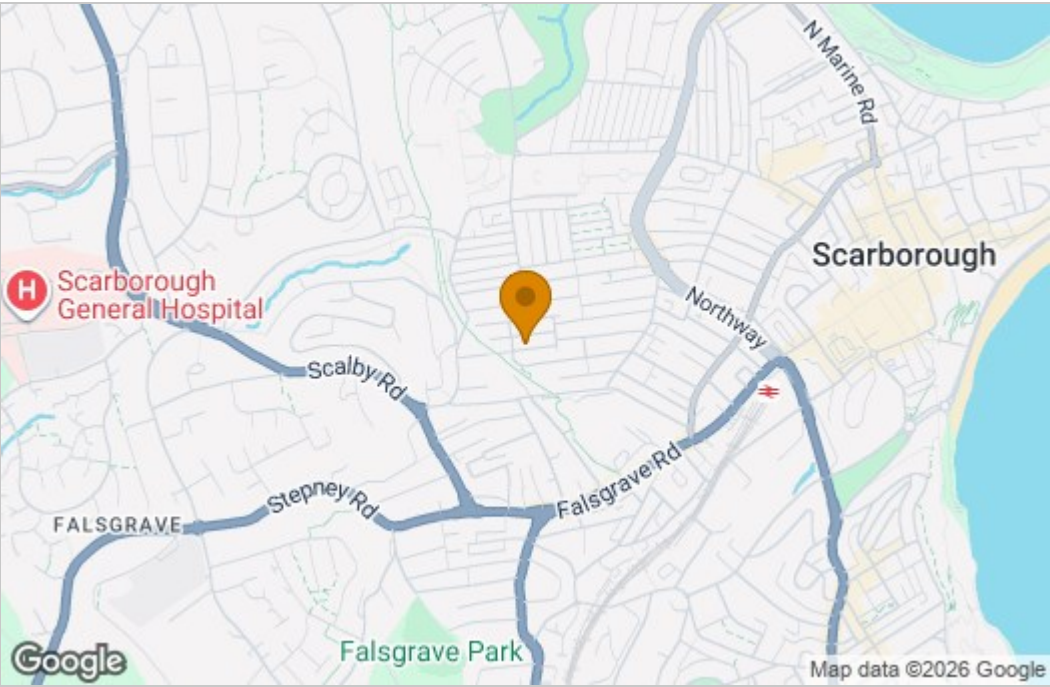


TOTAL FLOOR AREA : 744 sq.ft. (69.1 sq.m.) approx.

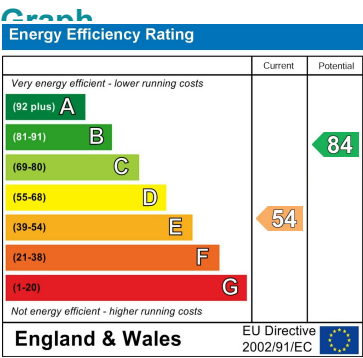
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.