



## 27 Seamer Street

, Scarborough, YO12 4EE

### £695 PCM



This two bedroom terraced house has had a new kitchen and shower cubicle, as well as decoration throughout and new carpets. It comprises a lounge, dining room, kitchen, bathroom and two bedrooms. It also benefits from gas central heating and uPVC double glazing.

An older child would be considered, sorry no pets and strictly no smoking.

EPC rating D





**FRONT DOOR**

with small porch leading to

**LOUNGE**

with electric fire and surround, radiator and window

**DINING ROOM**

with radiator, built in cupboard and window

**KITCHEN**

with a range of base and wall units, stainless steel sink unit, electric cooker, radiator, window and door leading to outside

**BATHROOM**

with WC, hand basin, shower cubicle with electric shower and window

**UPSTAIRS TO**

**BEDROOM ONE**

with window and radiator

**BEDROOM TWO**

with radiator and window

**OUTSIDE**

enclosed rear yard

**DIRECTIONS**

SATNAV - postcode YO12 4EE  
what3words - ///punks.emerge.bridge

**UTILITIES**

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

**REFERENCING**

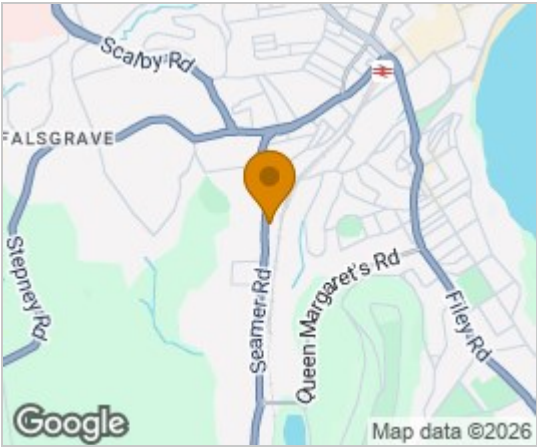
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £160.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVANT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING INFORMATION, 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 £695.00  
HOLDING DEPOSIT -£160.00  
DEPOSIT £800.00

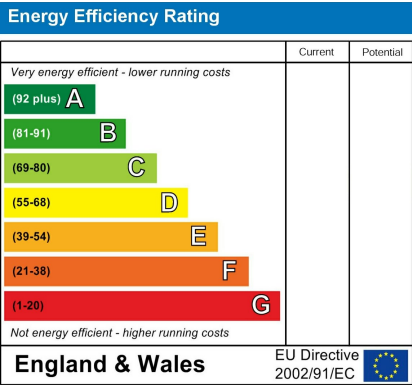
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TOTAL £1335.00  
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**Area Map**



**Floor Plans**

**Energy Efficiency Graph**



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