



## **45 Commercial Street, Scarborough, YO12 5ER**

**£850 PCM**

This well presented four bedroom terrace house in the Falsgrave area is close to local shops and schools, and is within walking distance of the town centre. The property benefits from an open fire, gas fired central heating, uPVC double glazing and comprises a lounge, kitchen/diner, four bedrooms and a bathroom. There is a small yard at the rear.

Children accepted, Sorry no pets, and strictly no smoking.

EPC Rating E

**FRONT DOOR**

leading to

**HALLWAY**

leading to

**LOUNGE**

with a bay window overlooking the front, open fireplace and surround and radiator

**KITCHEN/DINER**

with a range of base and wall units, integrated oven and hob with extractor over, splashback, bay window overlooking the front and radiator

**UTILITY ROOM**

with a range of base and wall units, stainless steel sink unit, plumbing for washing machine, window and door to rear yard

**UPSTAIRS TO****BEDROOM ONE**

with window and radiator

**BEDROOM TWO**

with radiator and window

**UPSTAIRS TO****BEDROOM THREE**

with radiator and window

**BEDROOM FOUR**

with radiator and window

**BATHROOM**

with a white three piece suite, radiator and window

**OUTSIDE**

enclosed rear yard

**DIRECTIONS**

SATNAV - postcode YO12 5ER  
what3words - ///atomic.moon.pass

**UTILITES**

COUNCIL TAX - Band B (North Yorkshire Council)

GAS AND ELECTRIC CHARGES - PAYG

WATER CHARGES - TBC

**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

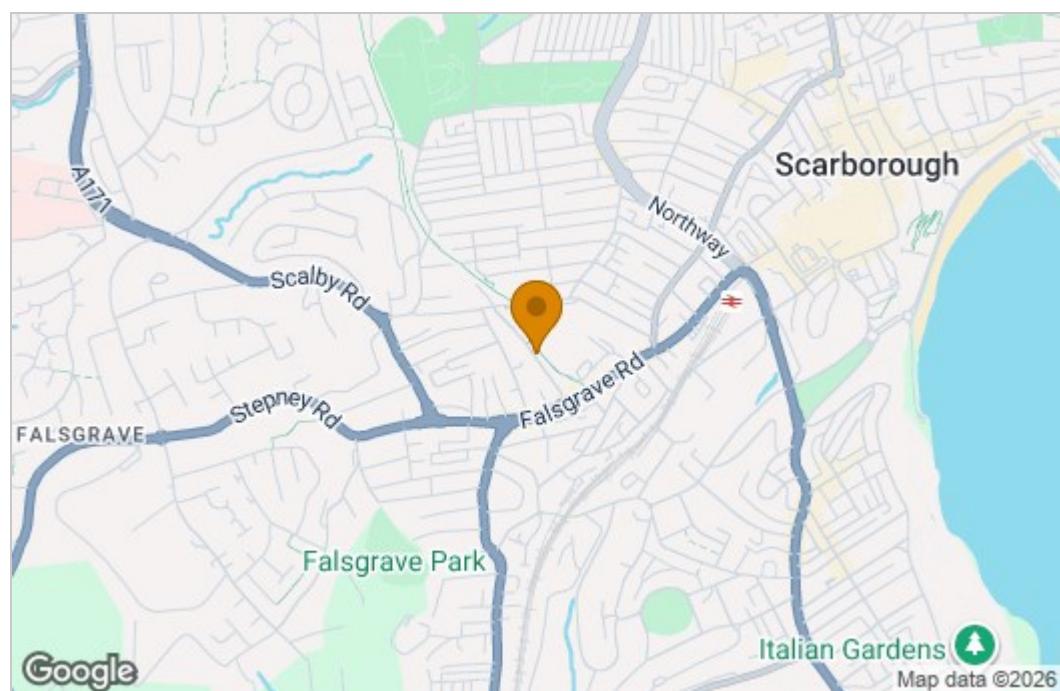
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TOTAL £1635.00

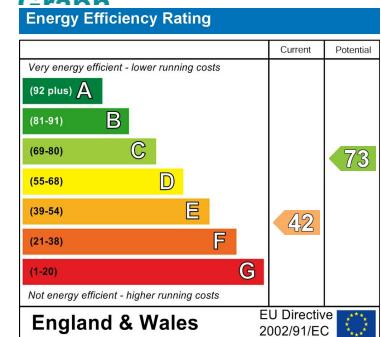
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## Floor Plan

## Area Map



## Energy Efficiency Graph



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.