

45 Cambridge Street, Scarborough, YO12 7ED

£950 PCM

This modern five bedroom house is situated close to the Town Centre but also within walking distance of Peasholm Park and the North Bay. The property is over three floors and comprises a through lounge/dining room, kitchen, five bedrooms, two bathrooms and a utility room. It also benefits from gas central heating, uPVC double glazing and an enclosed rear yard.

Children accepted, sorry no pets and strictly no smoking.

EPC rating D

FRONT DOOR

leading to

HALLWAY

leading to

LOUNGE/DINING ROOM

with bay window at the front and radiator, through to the dining area with radiator and window

KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splash back, integrated oven and hob with extractor over, space for fridge freezer, radiator and door to outside

BATHROOM ONE

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

UPSTAIRS TO

BEDROOM ONE

with window and radiator

BEDROOM TWO

with window and radiator

BEDROOM THREE

with window and radiator

UPSTAIRS TO

BEDROOM FOUR

with radiator and window

BEDROOM FIVE

with radiator and window

BATHROOM TWO

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

UTILITY ROOM

with a range of base units, stainless steel sink unit, tiled splash back, space for washing machine and window

OUTSIDE

enclosed rear yard

DIRECTIONS

SATNAV - postcode YO12 7ED
what3words - ///drill.deeper.woods

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 £215.00 (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).

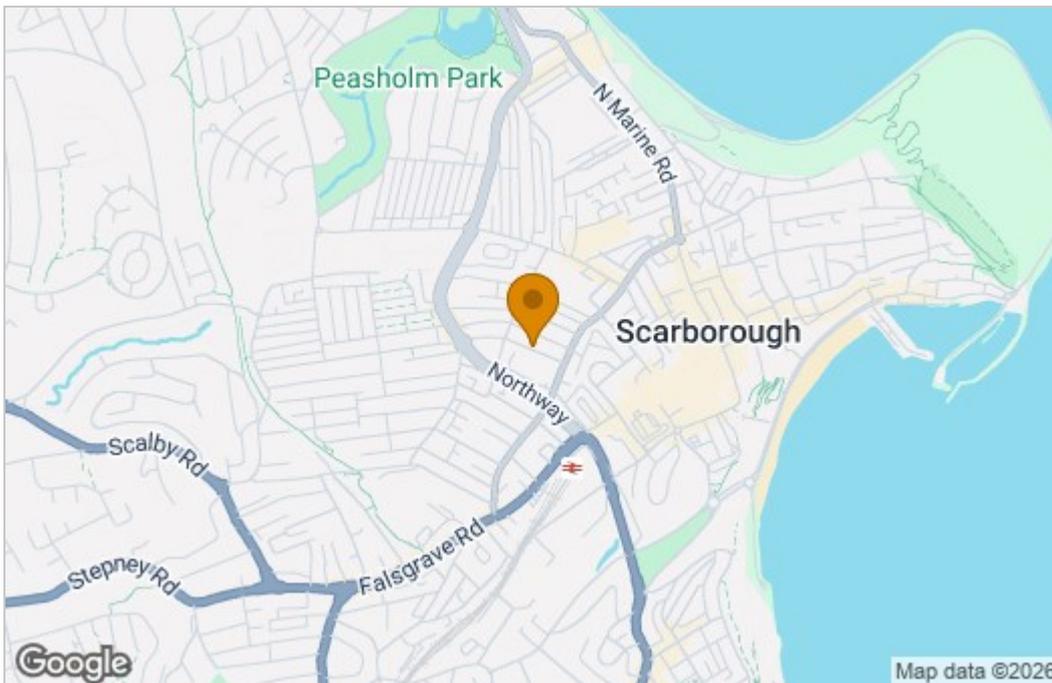
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £950.00
HOLDING DEPOSIT -£215.00
DEPOSIT £1095.00

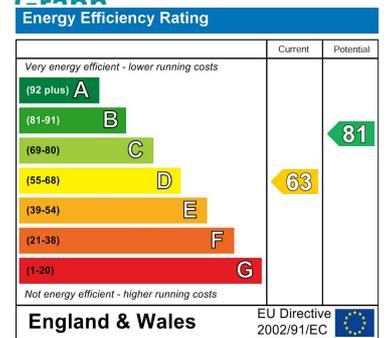
TOTAL £1830.00

Floor Plan

Area Map



Energy Efficiency Graph



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