



71 St. Leonards Crescent, Scarborough, YO12 6SR
£795 PCM

This three bedroom end of terrace house is situated in the Barrowcliff area of Scarborough. It comprises a lounge, modern kitchen, three bedrooms and a bathroom. The property benefits from gas central heating, uPVC double glazing and gardens front and back.

Children accepted, a pet will be considered. Sorry strictly no smoking.

EPC Rating: D

FRONT DOOR

leading to

KITCHEN

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

HALLWAY

leading to

LOUNGE

with radiator and window

BATHROOM

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

UPSTAIRS TO

BEDROOM ONE

with built in wardrobe, radiator and window

BEDROOM TWO

with radiator and window

BEDROOM THREE

with radiator and window

OUTSIDE

front and rear gardens

DIRECTIONS

SATNAV - postcode YO12 6SR
what3words - ///bikes.purely.goal

UTILITIES

COUNCIL TAX - Band A (North Yorkshire Council)
GAS CHARGES - TBC
ELECTRIC CHARGES - TBC
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 IS:
RENT £795.00
HOLDING DEPOSIT -£180.00

DEPOSIT £915.00

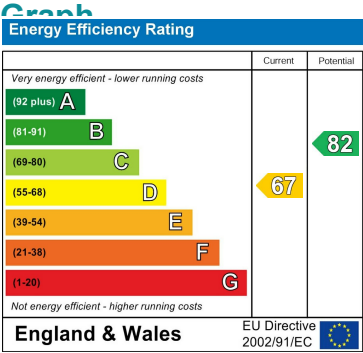
TOTAL £1530.00

Floor Plan

Area Map



Energy Efficiency



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