



## 47A Seamer Road

, Scarborough, YO12 4EF

### £595 PCM



This two bedroom flat is part of a conversion of the former Methodist Church on Seamer Road. The property comprises a lounge/kitchen, two bedrooms and a bathroom. The property benefits from underfloor gas central heating, door entry phone system, lift access and uPVC double glazing.

Sorry not suitable for children or pets. Strictly no smoking.

EPC rating C





COMMUNAL FRONT DOOR

leading to

COMMUNAL HALLWAY

leading to

FLAT DOOR

leading to

HALLWAY

leading to

LOUNGE/KITCHEN

with a range of base and wall units, tiled splashback, stainless steel sink unit, integrated oven and hob with extractor over, space for washing machine, space for fridge freezer, underfloor heating and window

BEDROOM ONE

with underfloor heating and window

BEDROOM TWO

with underfloor heating and window

BATHROOM

with white three piece suite with shower over the bath and underfloor heating

DIRECTIONS

SATNAV - postcode YO12 4EF  
what3words - ///degree.mason.value

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 £135.00 (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 £595.00  
HOLDING DEPOSIT -£135.00  
DEPOSIT £685.00

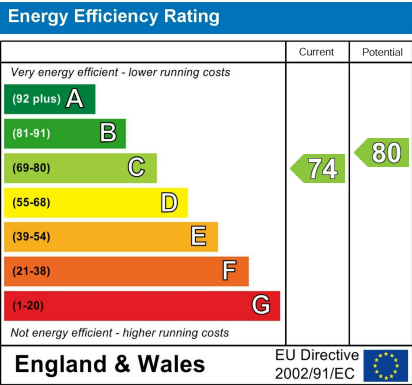
TOTAL £1145.00

Area Map



Floor Plans

Energy Efficiency Graph



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