



## 19 Livingstone Road

, Scarborough, YO12 7LH

£850 PCM



This newly modernised two bedroom Town House is handy for all amenities and is within walking distance of the Town. The property has gas fired central heating and comprises of a lounge, dining room, kitchen, two bedrooms and a bathroom.

Strictly no smoking.

EPC Rating: D



### FRONT DOOR

leading to

### HALLWAY

leading to

### LOUNGE

with uPVC double glazed bay window overlooking the front, decorative fire with surround and radiator

### DINING ROOM

with built in cupboard, radiator and uPVC double glazed window overlooking the rear yard

### KITCHEN

a newly fitted kitchen with a range of base and wall units, stainless steel sink unit, tiled splash back, integrated electric oven with gas hob and extractor over, space for washing machine, space for fridge freezer, uPVC double glazed window overlooking the rear and uPVC double glazed door leading to outside

### UPSTAIRS TO

### BEDROOM ONE

with built in cupboard, radiator and two uPVC double glazed windows overlooking the front

### BEDROOM TWO

with radiator and uPVC double glazed window overlooking the rear

### BATHROOM

with white three piece suite, shower over the bath, radiator and two uPVC double glazed windows

### OUTSIDE

enclosed rear yard

### DIRECTIONS

SATNAV - postcode YO12 7LH

what3words - ///toxic.surely.brains

### UTILITIES

COUNCIL TAX - Band A (North Yorkshire Council)

GAS CHARGES - standard meters

ELECTRIC CHARGES - standard meters

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

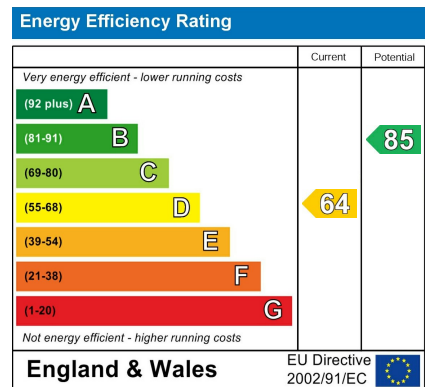
-----  
TOTAL £1635.00  
-----

## Area Map



## Floor Plans

## Energy Efficiency Graph



Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that (all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property