



109 Briercliffe, Scarborough, YO12 6NS

£895 PCM

This three bedroom semi detached house is situated in the Barrowcliff area of Scarborough. It comprises a lounge, dining room, kitchen, conservatory, three bedrooms and a bathroom. The property benefits from gas central heating, uPVC double glazing and a large rear garden.

Strictly no smoking.

EPC Rating: D

FRONT DOOR

leading to

HALLWAY

leading to

LOUNGE

with fire and surround, radiator and window

DINING ROOM

with radiator and doors leading to

CONSERVATORY

with door leading to outside

KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splash back, space for cooker, space for washing machine, space for fridge/freezer, window and door leading to outside

UPSTAIRS TO

BEDROOM ONE

with radiator and window

BEDROOM TWO

with radiator and window

BEDROOM THREE

with radiator and window

BATHROOM

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

OUTSIDE

with lawn at the front and rear garden

DIRECTIONS

SATNAV - postcode YO12 6NS

what3words - ///photo.defeat.cycles

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 £205.00 (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 £895.00

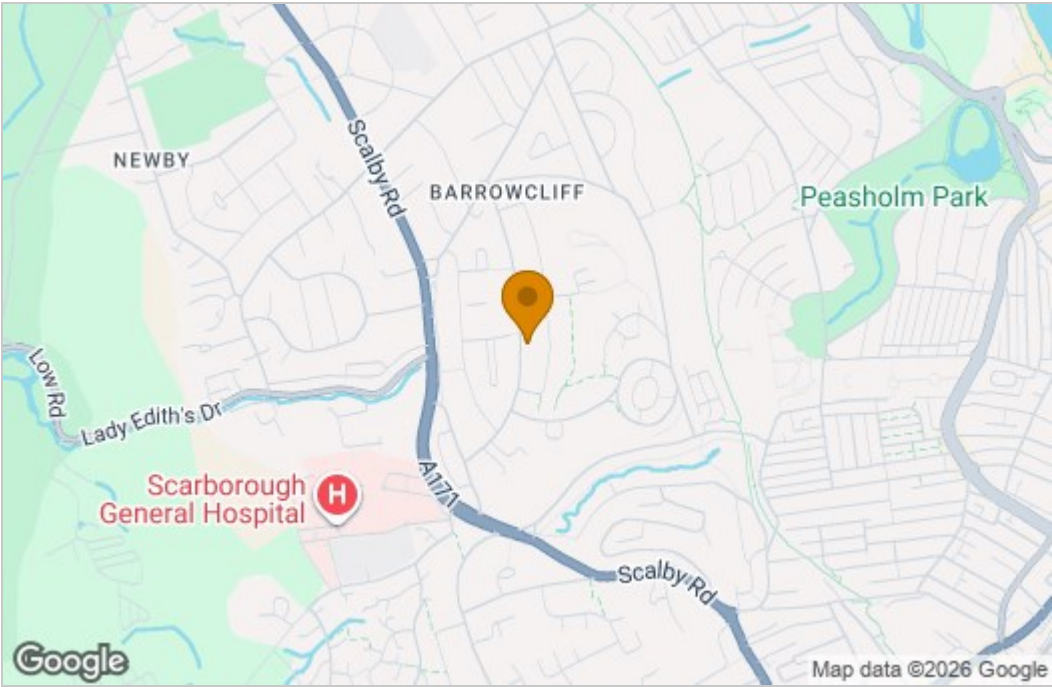
HOLDING DEPOSIT -£205.00

DEPOSIT £1030.00

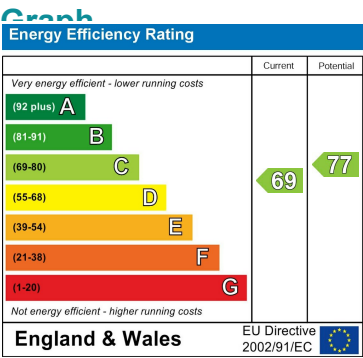
TOTAL £1720.00

Floor Plan

Area Map



Energy Efficiency



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