



82 Highfield, Scarborough, YO12 4AN

£750 PCM

This two bedroom town house is conveniently situated just off Seamer Road, close to Falsgrave Shops and Falsgrave Park. It comprises a lounge, dining room, kitchen, two bedrooms and bathroom. The property also benefits from an enclosed rear yard, UPVC double glazing and gas central heating. Children are welcome. A pet will be considered at a rent to be negotiated. Sorry strictly no smoking.

EPC Rating: D

FRONT DOOR

leading to

ENTRANCE HALL

leading to

LOUNGE

With UPVC Double Glazed Bay Window overlooking the front, TV Pint, Radiator and Gas Fire.

DINING ROOM

With UPVC Double Glazed Window overlooking the Rear, Radiator Gas Fire and Cupboards.

KITCHEN

With range of Worktops over Base Units and Overhead Cupboards, inset Stainless Steel Sink Unit, Space for Cooker, Space for Fridge.

UTILITY

With open Worktop and Plumbing For Automatic Washer.

UPSTAIRS TO

BEDROOM ONE

With UPVC Double Glazed Window overlooking the Front and Radiator.

BEDROOM TWO

With UPVC Double Glazed Window overlooking the Rear, Radiator and Cupboards.

BATHROOM

With White Three Piece Suite, Shower Over Bath, UPVC Double Glazed Window and Radiator.

OUTSIDE

Forecourt and Enclosed Rear Yard.

DIRECTIONS

SATNAV - Postcode YO12 4AN
what3words - ///sketch.wiped.retire

UTILITY INFORMATION

COUNCIL TAX: Band A (North Yorkshire Council)

WATER CHARGES - Yorkshire Water

ELECTRIC CHARGES - TBC

GAS CHARGES - TBC

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £170.00 (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 £750.00

HOLDING DEPOSIT -£170.00

DEPOSIT £865.00

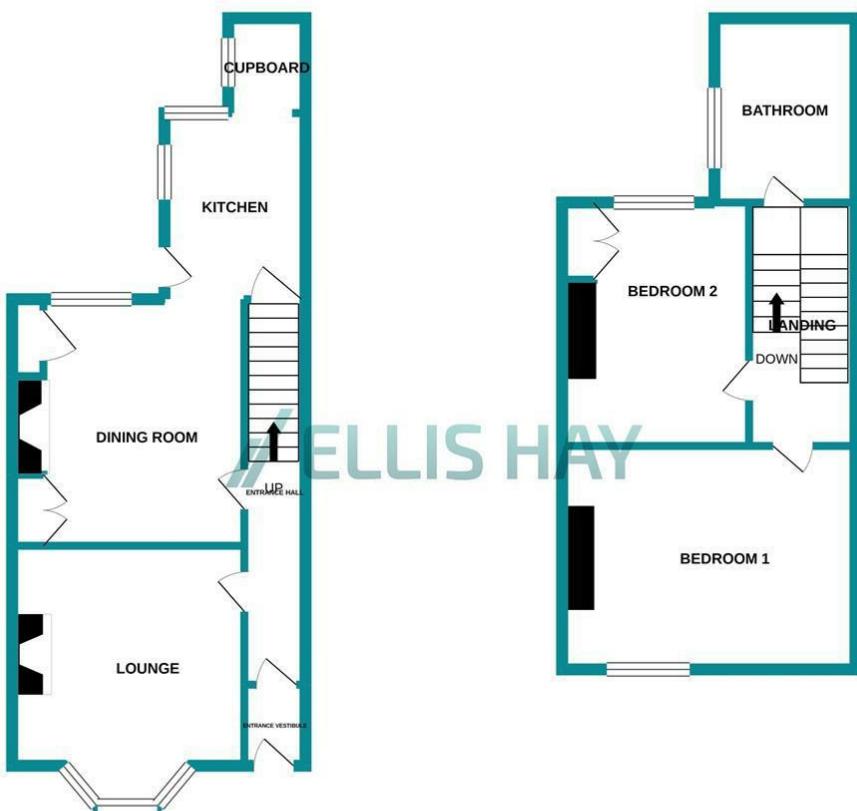
TOTAL £1445.00

PHOTO ID AND PROOF OF INCOME ARE REQUIRED

Floor Plan

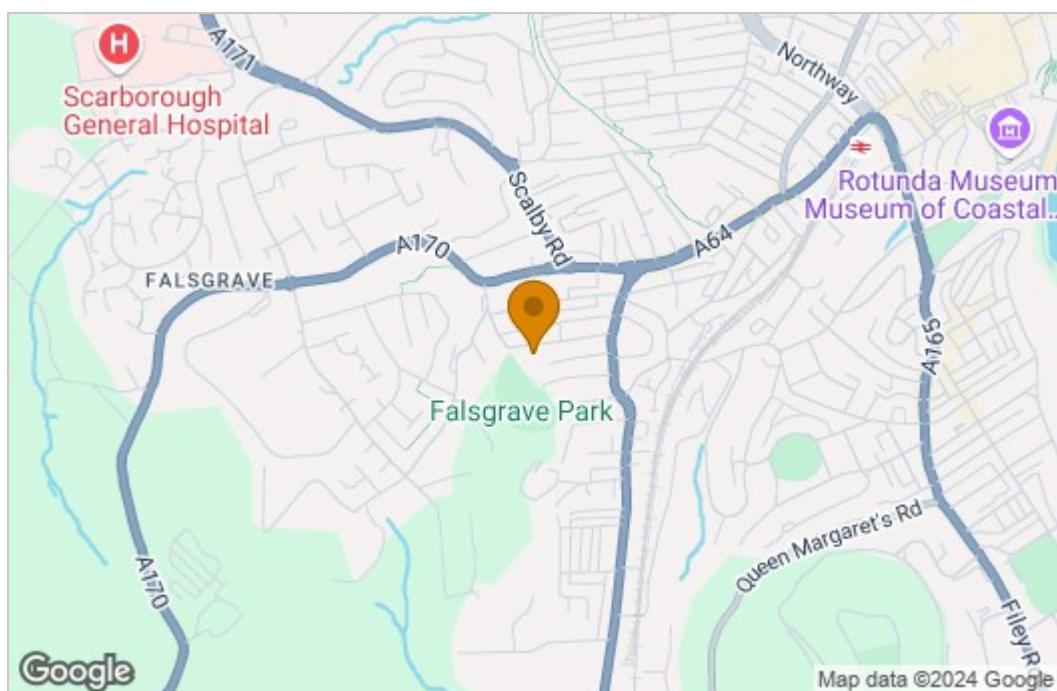
GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.

1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 795 sq.ft. (73.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix II 2021.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		67
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.