



6 The Courtyard

, Scarborough, YO11 2TN

£825 PCM

Children accepted.
Pets considered.
Gas central heating.
Private courtyard.
EPC rating B



This four Bedroom Town House is situated in a Courtyard on the South side of Scarborough and is within walking distance of the Town Centre. The property is set out over three floors and offers good living accommodation with gas central heating, UPVC double glazing and comprises a Lounge, Kitchen, Four bedrooms and a Bathroom. Children Welcome, Pets considered sorry no Smoking EPC rating B

COMMUNAL COURTYARD
With Steps to Front Door

LOUNGE
with UPVC Double Glazed Window overlooking the front, TV & Telephone Point

KITCHEN/DINER
With range of work top & base units, overhead cupboards, stainless steel sink unit, mixer taps, Integrated Electric Oven with Hob & Extractor Hood, Radiator, breakfast bar and chairs & door access to Bin Store & back lane Parking

W/C
With hand basin and W/C

BEDROOM ONE
with Radiator & Window overlooking front

BEDROOM TWO
With Juliette Balcony & Radiator

BEDROOM THREE
With Roof windows & Radiator

BEDROOM FOUR
With Roof Window and Radiator

DIRECTIONS
SATNAV - postcode YO11 2TN
what3words - ///urgent.flute.cube

UTILITIES
COUNCIL TAX: BAND C- Scarborough Borough Council
GAS & ELECTRIC: Regular Meters
WATER: TBC

REFERENCING
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £190.00 (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).

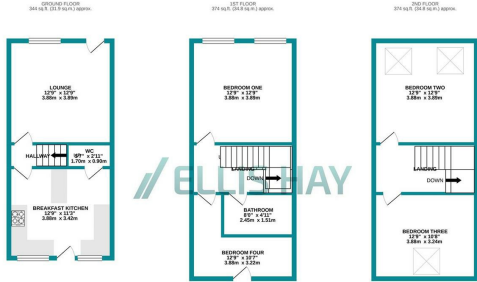
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:
RENT £825.00
DEPOSIT £950.00
HOLDING DEPOSIT -£190.00

TOTAL £1585.00

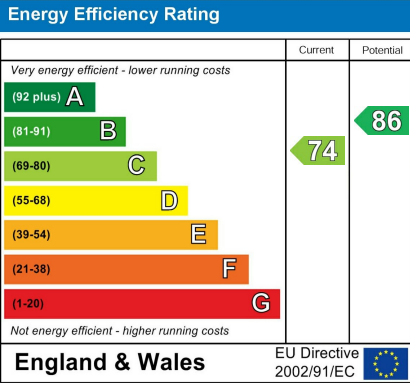
Area Map



Floor Plans



Energy Efficiency Graph



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