



4 Livingstone Road

, Scarborough, YO12 7LH

£825 PCM



This modern 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.

Children accepted, sorry no pets and strictly no smoking.

EPC Rating: D



FORECOURTED FRONT TO FRONT DOOR

INNER ENTRANCE LOBBY

ENTRANCE HALL

With a radiator

LOUNGE

With a bay window overlooking the front and radiator

DINING ROOM

With a window overlooking the rear, radiator, under stairs cupboard and storage cupboard

KITCHEN

With a range of wall and base units, stainless steel sink, mixer taps, plumbed for automatic washing machine, space for fridge freezer, integrated oven and hob with extractor over, window overlooking the rear and a door leading outside

STAIRS TO FIRST FLOOR

BEDROOM ONE

With two windows overlooking the front and radiator

BEDROOM TWO

With a window overlooking the rear and radiator

BATHROOM

With a white three piece suite, walk in shower cubicle with bar mixer shower, radiator and a double glazed window

OUTSIDE

To the front there is a forecourt, to the rear there is a yard

DIRECTIONS

SATNAV - postcode YO12 7LH

what3words - ///strict.stores.payer

UTILITY INFORMATION

COUNCIL TAX: Band A - Scarborough Borough Council

WATER CHARGES: Rateable value per annum

GAS AND ELECTRIC: Quarterly Accounts

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 THAT ARE DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £825.00

HOLDING DEPOSIT -£190.00

BOND £950.00

TOTAL £1585.00

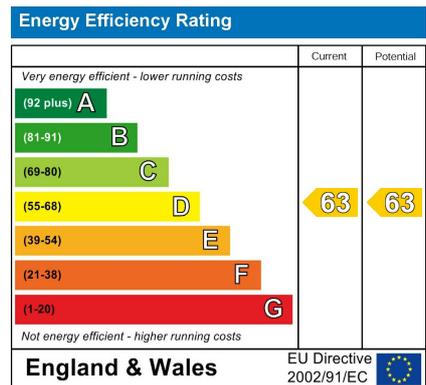
Area Map



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