



## 2 Rose Court

, Scarborough, YO12 5DQ

£725 PCM



This Three Bedroom Terrace House is situated close to Scarborough Hospital and local schools. The property has Gas Fired Central Heating and a Patio Area. It comprises of a Lounge, Kitchen, three Bedrooms, downstairs Cloakroom and Bathroom.

Children accepted, a pet will be considered, sorry no smoking

EPC rating: C



## FORECOURT FRONT WITH A SMALL LAWN

### FRONT DOOR LEADING TO HALL

### DOWNSTAIRS CLOAKROOM

With a WC and a Wash Basin

### KITCHEN

With a Range of Wall and Base Units, Plumbing for Automatic Washing Machine, Stainless Steel Sink, Mixer Taps, Gas Hob, Electric Oven, Extractor Hood, Radiator and a Window overlooking the Front.

### LOUNGE

With Radiator, Wooden Fire Surround, Gas Fire, TV Point and Patio Door leading onto a Decked Area

### STAIRS TO FIRST FLOOR

### BEDROOM ONE

A Double Bedroom with a Radiator and a Window overlooking the Front

### BEDROOM TWO

A Double Bedroom with a Radiator and Window overlooking the Rear

### BEDROOM THREE

A Single Bedroom with a Radiator and a Window overlooking the Rear

### BATHROOM

With a White Three Piece Suite having a Shower over the Bath, Radiator and a Window overlooking the Front

### DIRECTIONS

SATNAV - postcode YO12 5DQ

what3words - ///audit.files.latter

### UTILITY INFORMATION

COUNCIL TAX: Band C - Scarborough Borough Council

WATER CHARGES: the property is on a water meter

GAS AND ELECTRIC: Quarterly Accounts

### REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £165.00 (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 £725.00

HOLDING DEPOSIT -£165.00

DEPOSIT £835.00

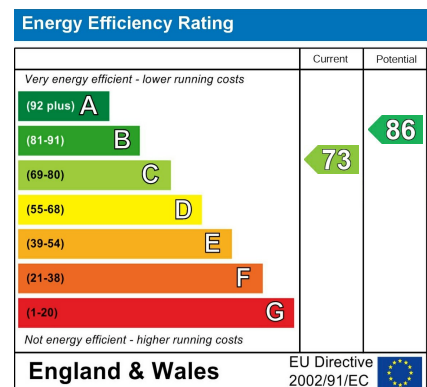
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TOTAL £1395.00  
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## Area Map



## Floor Plans

## Energy Efficiency Graph



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