



15 Beech Close, Scarborough, YO11 3QZ
£825 PCM

This two bedroom bungalow is situated in Eastfield, close to local shops and regular bus route to the Town Centre. It comprises a lounge, kitchen, two bedrooms and a newly fitted bathroom. The property also benefits from gas central heating, uPVC double glazing, off street parking, garage and gardens.

Children and pets considered. Strictly no smoking.

EPC rating D

FRONT DOOR

leading to

HALLWAY

leading to

LOUNGE

with gas fire and surround, uPVC window and radiator

KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splash back, integrated electric oven and gas hob with extractor over, space for washing machine, space for fridge, uPVC window and door leading to outside

BEDROOM ONE

with uPVC window and radiator

BEDROOM TWO

with uPVC window and radiator

BATHROOM

newly fitted white three piece suite, shower over the bath, shower screen, uPVC window and radiator

OUTSIDE

driveway and garage with light and power, front and rear gardens

DIRECTIONS

SATNAV - postcode YO11 3QZ

what3words - ///helpful.directors.tune

UTILITIES

COUNCIL TAX - Band B (North Yorkshire Council

GAS CHARGES - metered

ELECTRIC CHARGES - metered

WATER CHARGES - 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 THAT ARE DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £825.00

HOLDING DEPOSIT -£190.00

BOND £950.00

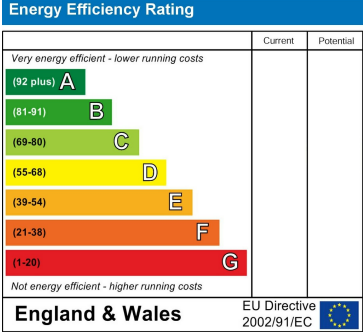
TOTAL £1585.00

Floor Plan

Area Map



Energy Efficiency
Graph



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