



26 Hillcrest Avenue

, Scarborough, YO12 6RQ

£995 PCM



This three bedroom semi-detached house is situated off Burniston Road and is close to the North Bay and all its facilities. The property benefits from views over North Cliff Golf Course from the front, a brick built garage with light and power and a large extension at the rear creating a flexible living space which overlooks the garden. The house has double glazing, gas central heating and a garden with patio and a summer house. The property comprises a lounge, dining room, kitchen, family room, three bedrooms and bathroom with separate WC. Garden maintenance is included in the rent.
EPC Rating D



FRONT GARDEN/SHARED DRIVEWAY

With lawn and flowerbeds, Shared Driveway leading to Garage and rear Garden

HALLWAY

With double glazed front door, radiator and under-stairs cupboard

LOUNGE

With uPVC double glazed window overlooking the front, gas fire with wooden surround and tiled hearth, dado rail and radiator

DINING ROOM

With radiator

FAMILY/SUN ROOM

Spacious room with window overlooking the rear, two radiators, skylight and rooflight

KITCHEN

With a range of floor and wall units, resin sink with mixer tap, integrated electric cooker, ceramic hob, extractor hood, plumbing for dishwasher, uPVC window overlooking the side and door to driveway

UTILITY ROOM

With plumbing for washing machine and Vaillant boiler for domestic hot water and heating

STAIRS TO FIRST FLOOR

BEDROOM ONE

With two uPVC windows overlooking the front and a radiator

BEDROOM TWO

With uPVC window overlooking the rear, radiator and cupboard

BEDROOM THREE

With uPVC window overlooking the front and radiator

BATHROOM

White bath with shower over, wash basin, extractor fan, mirrored cabinet, uPVC window overlooking the rear, heated towel rail and extractor fan. Separate WC

GARAGE

With light and power

REAR GARDEN

With paved patio area, mature shrubs, lawn and summer house

DIRECTIONS

SATNAV - Postcode YO12 6RQ

What3Words: ///shack.tennis.soccer

UTILITIES

COUNCIL TAX: Band C - Scarborough Borough Council

GAS: Mains

ELECTRIC: Mains

WATER: Mains

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £225.00 (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 £995.00

DEPOSIT £1145.00

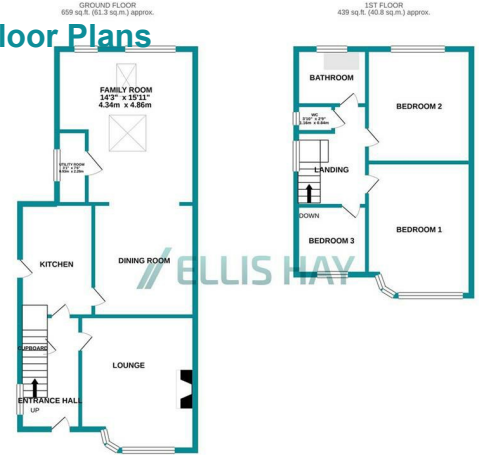
HOLDING DEPOSIT £225.00

TOTAL £1915.00

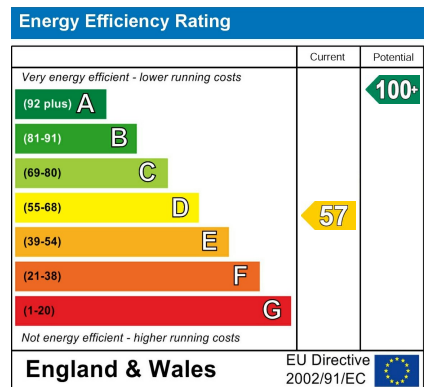
Area Map



Floor Plans



Energy Efficiency Graph



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