



## **3 Caburn Close, Scarborough, YO12 5DY**

**£650 PCM**

This first floor flat offers a spacious lounge, kitchen, bathroom and two bedrooms. The property benefits from its close proximity to local amenities, with close transport links to Falsgrave and the town centre.

The property also benefits from gas central heating, double glazing and a private car park with designated bay.

Strictly No Smoking. a child will be considered. Unsuitable for pets.

EPC rating C

## **FRONT DOOR**

with stairs up to

## **LOUNGE**

with electric fire and surround, window and radiator

## **KITCHEN**

with a range of base and wall units, stainless steel sink unit, tiled splashback, space for washing machine, space for fridge, space for cooker, window and radiator

## **BEDROOM ONE**

with window and radiator

## **BEDROOM TWO**

with window and radiator

## **BATHROOM**

with white three piece suite, shower over the bath, radiator and window

## **OUTSIDE**

private car park with one allocated space and storage cupboard

## **DIRECTIONS**

SATNAV - postcode YO12 5DY

what3words - ///rewarding.sharp.below

## **UTILITIES**

COUNCIL TAX - Band A (North Yorkshire Council)

GAS CHARGES - TBC

ELECTRIC CHARGES - TBC

WATER CHARGES - TBC

## **REFERENCING**

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £150.00 (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 £650.00

HOLDING DEPOSIT -£150.00

DEPOSIT £750.00

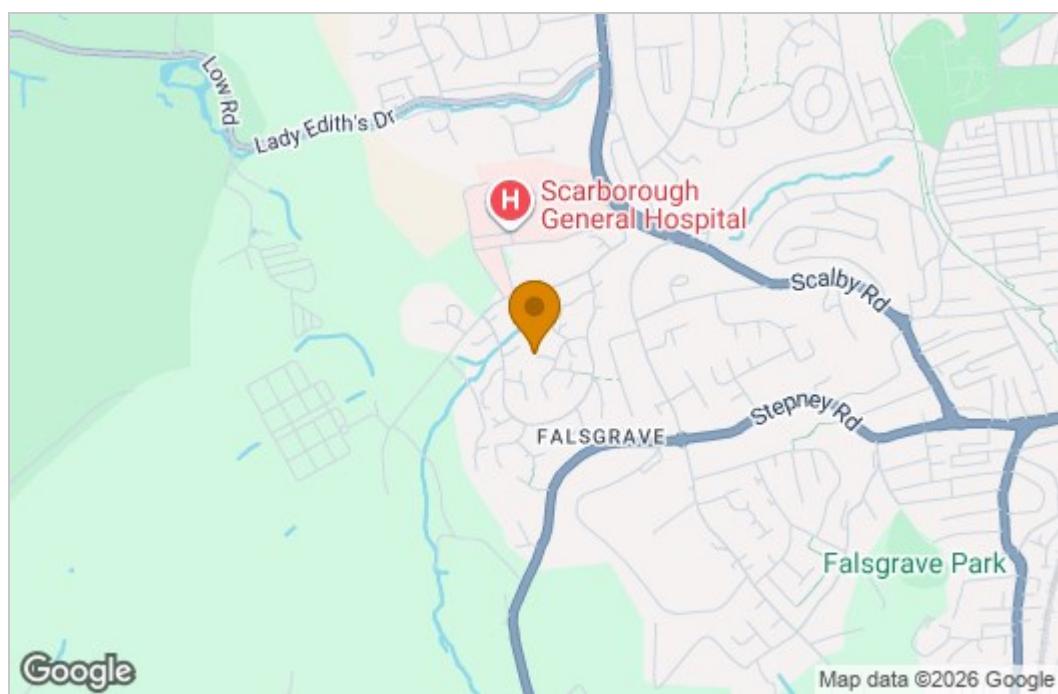
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TOTAL £1250.00

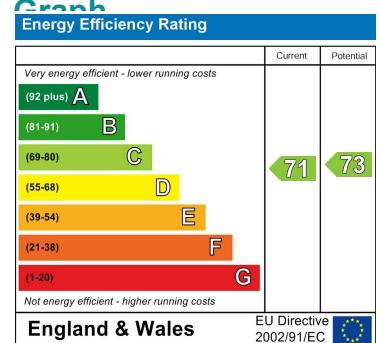
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## Floor Plan

### Area Map



### Energy Efficiency Graph



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