



**58 Spring Bank, Scarborough, YO12 4DZ**

**£795 PCM**

This two bedroom end terrace is situated close to Falsgrave shops and within walking distance of the South Bay. It comprises a lounge, dining room, kitchen, two bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing and an enclosed rear yard.

Strictly no smoking

EPC rating C

## FRONT DOOR

leading to

## HALLWAY

leading to

## LOUNGE

with bay window over looking the front, gas fire and surround, built in cupboard and radiator

## DINING ROOM

with window overlooking the rear and radiator

## KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splashback, space for fridge, space for washing machine, integrated oven and hob, window overlooking the rear, radiator and door leading to rear yard

## UPSTAIRS TO

### BEDROOM ONE

with two windows overlooking the front and radiator

### BEDROOM TWO

with window overlooking the rear and radiator

## BATHROOM

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

## OUTSIDE

enclosed rear yard

## DIRECTIONS

SATNAV - Postcode YO12 4DZ

what3words - ///edit.hands.swung

## UTILITIES

COUNCIL TAX - Band A (North Yorkshire Council)

GAS AND ELECTRIC CHARGES - credit meter

WATER CHARGES - TBC

## REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £180.00 (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 £795.00

HOLDING DEPOSIT -£180.00

DEPOSIT £915.00

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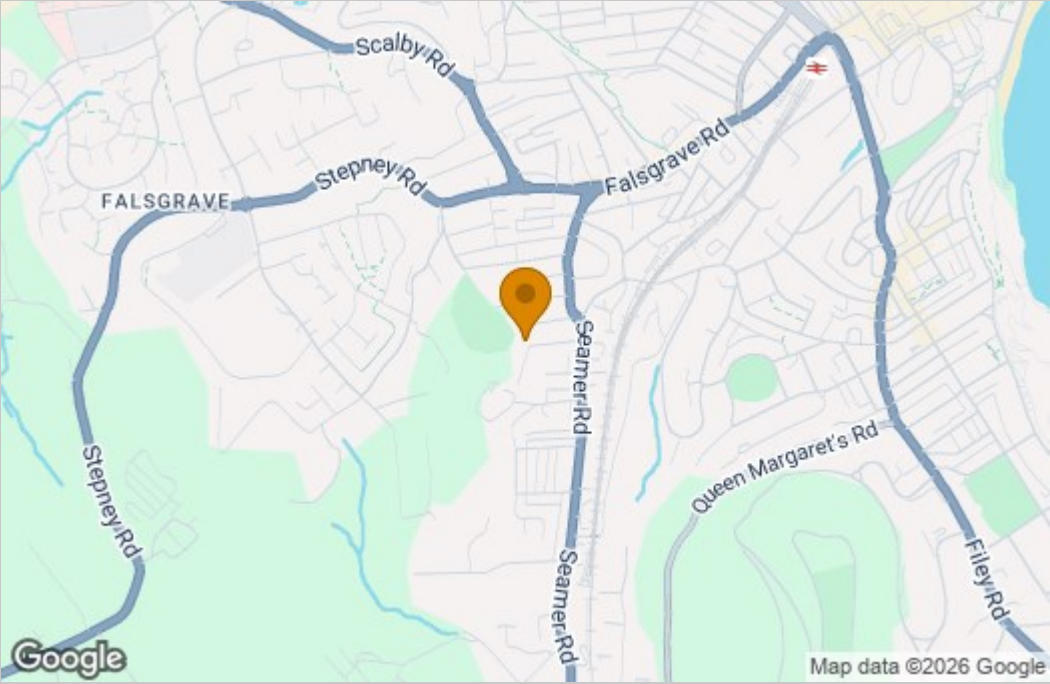
TOTAL £1530.00

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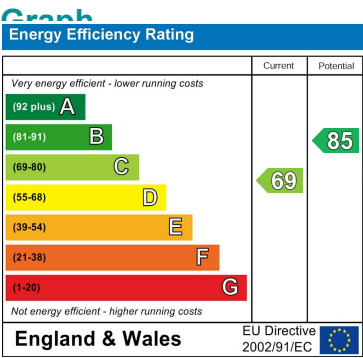


Floor Plan

Area Map



Energy Efficiency



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