



45 Cambridge Street

, Scarborough, YO12 7ED

£100 Per Week



Single Occupancy.

Furnished.

Smart TV, basic sky package, Wifi, TV license, Gas, Electric and water are all included.

Close to Town Centre.

EPC rating D.



Room to let in a five bedroom HMO close to the Town Centre and benefits from as central heating, uPVC double glazing. It has been furnished to a high standard and comprises a communal lounge, dining room kitchen, utility room and two bathrooms.

Single Occupancy.

Smart TV, basic sky package, Wifi, TV license, Gas, Electric and water are all included.

EPC rating D.

LOUNGE

A communal room with sofa, chairs, television and radiator

DINING ROOM

A communal room with a dining table and chairs

KITCHEN

A communal room with a range of base and wall units, stainless steel sink, integrated electric oven and hob, fridge freezer and crockery, glassware and cutlery

BATHROOM ONE

Situated on the ground floor and has a bath, hand basin and heated towel rail

WC

with WC and hand basin

BATHROOM TWO

situated on the second floor with a three piece suite and shower over the bath

UTILITY ROOM

situated on the second floor with a range of units, stainless steel sink unit, undercounter fridge, washing machine and tumble drier

BEDROOM

with a small double bed, chest of drawers, built in wardrobe, uPVC double glazed window overlooking the front and radiator

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £100.00 (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:

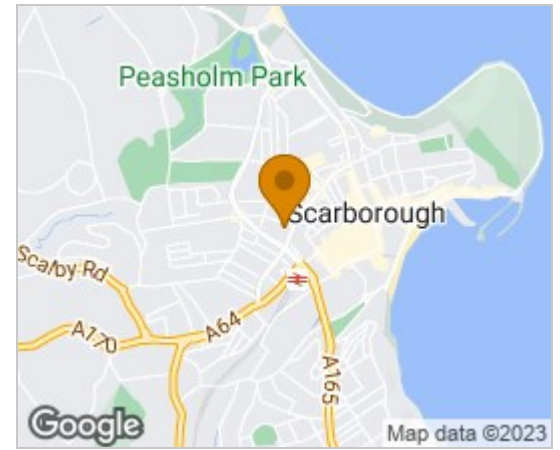
RENT £100.00

HOLDING DEPOSIT -£100.00

DEPOSIT £500.00


TOTAL £500.00

Area Map



Floor Plans

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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