



9 Stepney Avenue

, Scarborough, YO12 5BW

£750 PCM



This well presented two bedroom house is situated within walking distance to Falsgrave shops, as well as the Town Centre. It comprises a through lounge/dining room, kitchen, utility room, two bedrooms and a bathroom. The property benefits from gas central heating, uPVC double glazing and an enclosed rear yard.

Children considered, sorry no pets and strictly no smoking.

EPC rating D



FRONT DOOR

leading to

HALLWAY

leading to

LOUNGE

with uPVC bay window, radiator and electric fire. Open plan to

DINING ROOM

with built in cupboards, uPVC window overlooking the rear and radiator

KITCHEN

With range of wall and base units. stainless steel sink unit, tiled splashback. Integrated electric oven, ceramic hob and stainless steel extractor fan over, space for fridge. UPVC window overlooking the rear yard and UPVC door

UPSTAIRS TO

BEDROOM ONE

with built in cupboards, two uPVC windows overlooking the front and radiator

BEDROOM TWO

with built in cupboard, uPVC window overlooking the rear and radiator

BATHROOM

with a white three piece bathroom suite with bar mixer shower over bath, towel radiator and UPVC window.

UTILITY ROOM

with plumbing for washing machine

OUTSIDE

enclosed rear yard

DIRECTIONS

SATNAV - postcode YO12 5BW
what3words - ///bring.swept.simple

UTILITIES

COUNCIL TAX - Band B (North Yorkshire Council)
GAS AND ELECTRIC CHARGES - TBC
WATER CHARGES - TBC

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £170.00 (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:

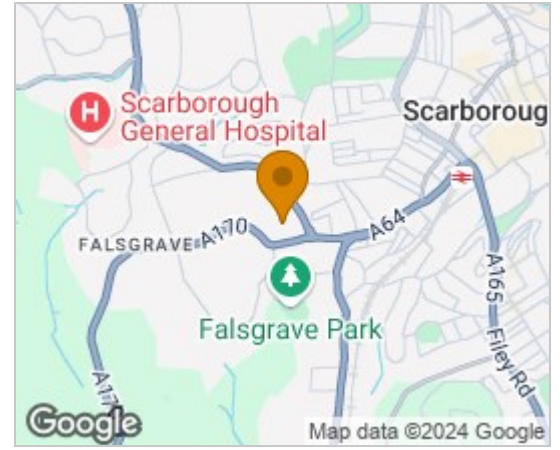
RENT £750.00

HOLDING DEPOSIT -£170.00

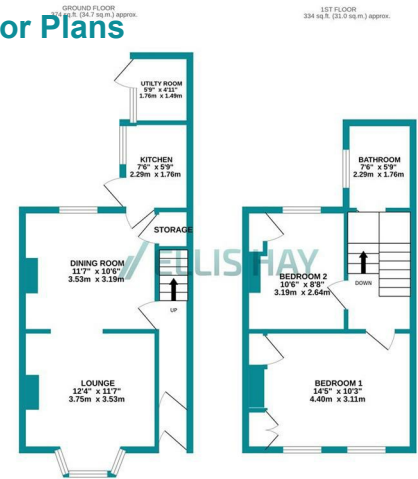
DEPOSIT £865.00

TOTAL £1445.00

Area Map

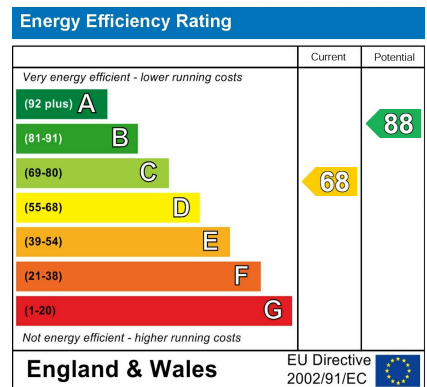


Floor Plans



TOTAL FLOOR AREA: 107 sq. ft. (9.97 sq. m) approx.
*Where necessary, dimensions are given in feet and inches. Measurements of areas and volumes are given in square and cubic feet respectively. Areas and volumes are given in square and cubic metres respectively. All dimensions are given to the nearest millimetre. All measurements are for information only and should not be relied upon for legal purposes. All measurements are given to the nearest millimetre.

Energy Efficiency Graph



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