



Main Street, Scarborough, YO11 3UB

£895 PCM

In our opinion this three bedroom house is in the village of Flixton. The property comprises a lounge, dining room, kitchen, downstairs cloakroom, three bedrooms and bathroom. It also benefits from a log burner, rear garden and a Solar Panel System.

Children considered. Sorry no pets and strictly no smoking.

EPC rating E

FRONT ENTRANCE

LOUNGE

with UPVC window overlooking the front, Log burner with feature brick hearth and electric wall heater

DINING ROOM

with electric heater and space for fridge/freezer

KITCHEN

with a range of base and wall units, ceramic sink with mixer tap, integrated electric oven, ceramic hob and extractor unit over, uPVC window over looking the side

UTILITY ROOM

with wall and base units with space for washing machine. Door giving access to the rear of the property.

WC

with W.C and hand basin

UPSTAIRS TO

BEDROOM ONE

with UPVC window overlooking the rear of the property, electric heater and built in wardrobes

BEDROOM TWO

with UPVC window overlooking the front of the property and electric heater

BEDROOM THREE

with UPVC window overlooking the rear and electric heater

BATHROOM

with three piece bathroom suite, shower over the bath, UPVC window overlooking the front and electric ladder radiator.

OUTSIDE

Enclosed rear garden with gated access. Hard landscaped patio area with steps leading to lawn and further patio and shed.

PLEASE NOTE HOT TUB IS NOT INCLUDED

DIRECTIONS

Sat Nav - YO11 3UB

What3Words - satin.chum.reported

UTILITIES

COUNCIL TAX - Band C (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 £205.00 (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 £895.00

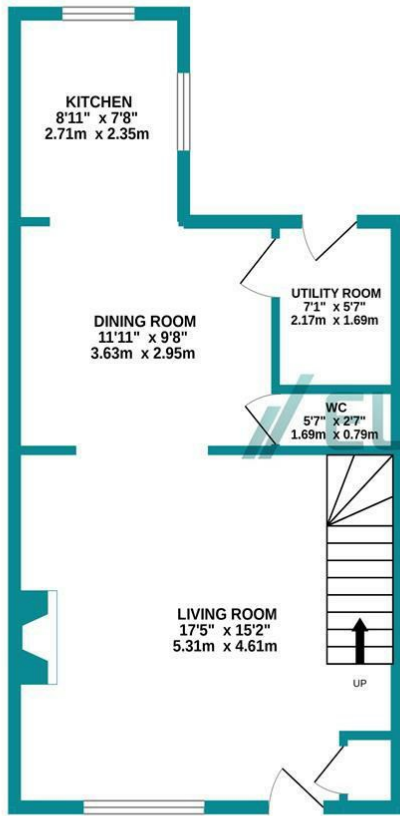
HOLDING DEPOSIT -£205.00

DEPOSIT £1030.00

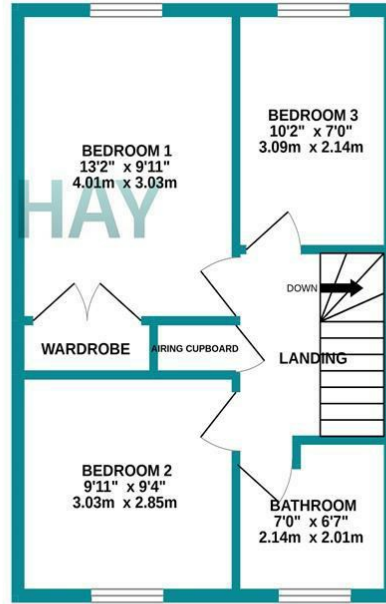
TOTAL £1720.00

Floor Plan

GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.