



24 Caledonia Street, Scarborough, YO12 7DW

£750 PCM

A two bedroomed terrace house situated in the very popular Gladstone Road area, ideal for the school and shops. It comprises a lounge, dining room, kitchen, a small conservatory room, two bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing and a yard to rear.

Children accepted, sorry no pets or smoking.

EPC rating D

FRONT DOOR

leading to

HALLWAY

leading to

LOUNGE

with bay window over looking the front, radiator

DINING KITCHEN

with a range of base units, stainless steel sink unit, tiled splashback, integrated oven and hob, space for fridge freezer, space for washing machine, door leading to conservatory room and patio doors leading outside

UPSTAIRS TO

BEDROOM ONE

with two windows overlooking the front, built in cupboard and radiator

BEDROOM TWO

with window overlooking the rear, radiator and built in cupboard

BATHROOM

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

CONSERVATORY ROOM

with windows and door leading to outside

OUTSIDE

enclosed rear yard

DIRECTIONS

SATNAV - postcode YO12 7DW
what3words - ///lake.charmingly.trendy

UTILITIES

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

REFERENCING

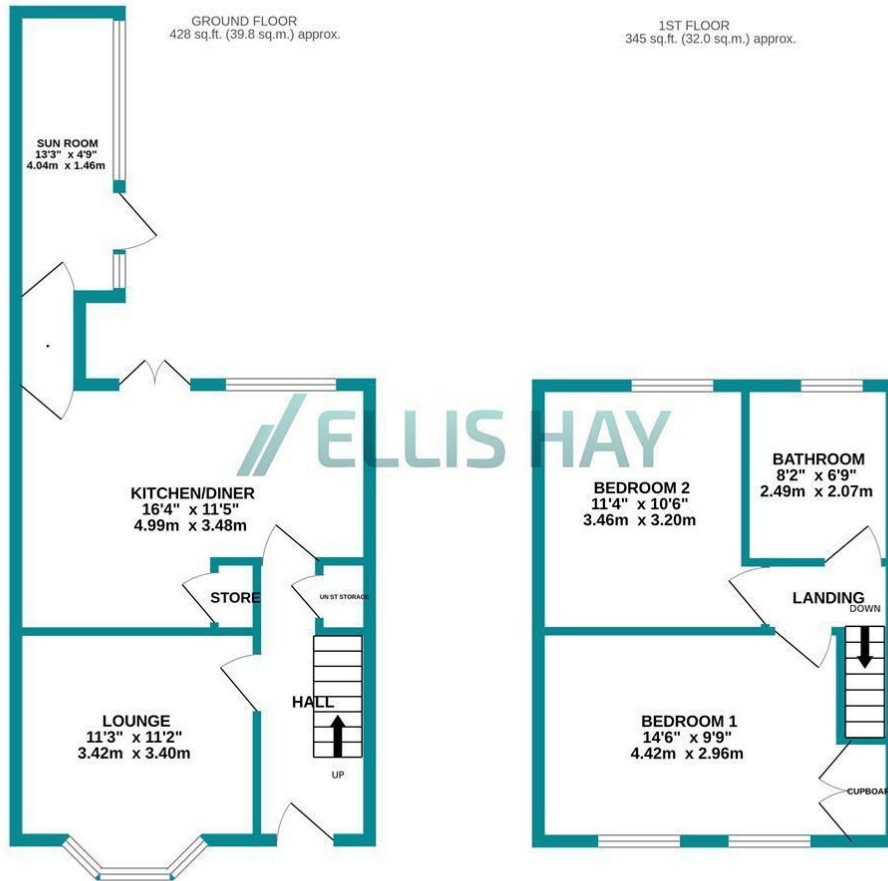
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £170.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVANT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING INFORMATION, 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 THAT ARE DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £750.00
HOLDING DEPOSIT -£170.00
BOND £865.00

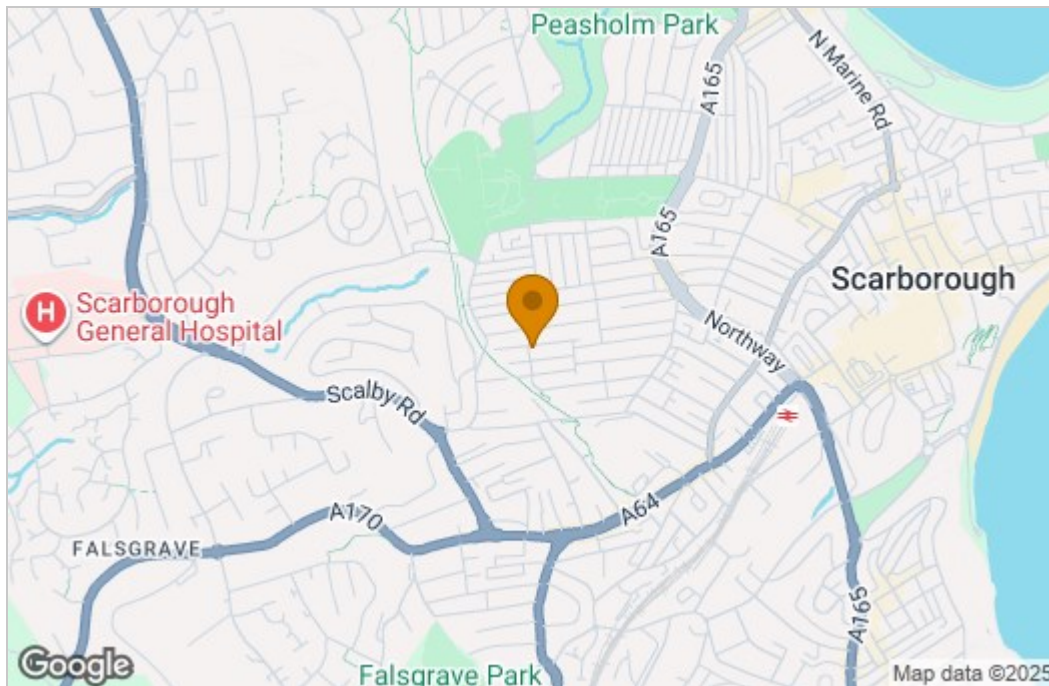
TOTAL £1445.00

Floor Plan

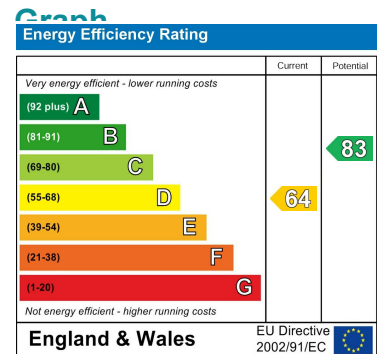


TOTAL FLOOR AREA: 773 sq.ft. (71.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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



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