

**45 Cambridge Street, Scarborough, YO12 7ED**

**£950 PCM**

This modern five bedroom house is situated close to the Town Centre but also within walking distance of Peasholm Park and the North Bay. The property is over three floors and comprises a through lounge/dining room, kitchen, five bedrooms, two bathrooms and a utility room. It also benefits from gas central heating, uPVC double glazing and an enclosed rear yard.

Children accepted, sorry no pets and strictly no smoking.

EPC rating D

**FRONT DOOR**

leading to

**HALLWAY**

leading to

**LOUNGE/DINING ROOM**

with bay window at the front and radiator, through to the dining area with radiator and window

**KITCHEN**

with a range of base and wall units, stainless steel sink unit, tiled splash back, integrated oven and hob with extractor over, space for fridge freezer, radiator and door to outside

**BATHROOM ONE**

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

**UPSTAIRS TO**

**BEDROOM ONE**

with window and radiator

**BEDROOM TWO**

with window and radiator

**BEDROOM THREE**

with window and radiator

**UPSTAIRS TO**

**BEDROOM FOUR**

with radiator and window

**BEDROOM FIVE**

with radiator and window

**BATHROOM TWO**

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

**UTILITY ROOM**

with a range of base units, stainless steel sink unit, tiled splash back, space for washing machine and window

**OUTSIDE**

enclosed rear yard

**DIRECTIONS**

SATNAV - postcode YO12 7ED  
what3words - ///drill.deeper.woods

**UTILITIES**

COUNCIL TAX - Band A (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 £215.00 (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).

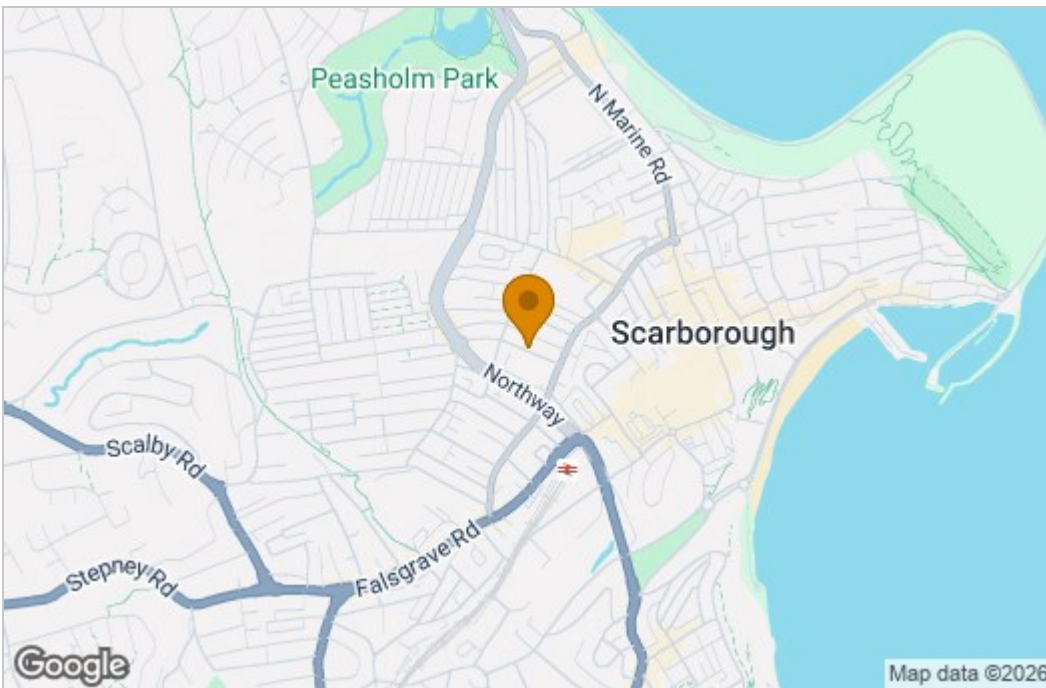
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £950.00  
HOLDING DEPOSIT -£215.00  
DEPOSIT £1095.00

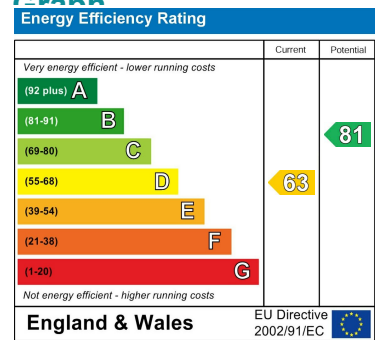
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TOTAL £1830.00  
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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