

1 Derwent Street, Scarborough, YO12 4AL

£795 PCM

This two bedroom end of terraced house is situated close to the local shops on Falsgrave and within walking distance of the Town Centre. The property comprises a lounge, kitchen, two bedrooms and a bathroom. It also benefits from a log burner in the lounge, gas central heating and uPVC double glazing.

One child will be considered, sorry no pets and strictly no smoking.

EPC rating D

FRONT DOOR

leading to

HALLWAY

leading to

LOUNGE

with log burner, radiator and bay window

KITCHEN

with a range of base and wall units, white sink unit, tiled splash back, integrated oven and gas hob with extractor over, space for washing machine, space for fridge/freezer, window and door leading to outside

UPSTAIRS TO

BEDROOM ONE

with window and radiator

BEDROOM TWO

with window and radiator

BATHROOM

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

OUTSIDE

rear yard

DIRECTIONS

SATNAV - postcode YO12 4AL
what3words - ///miss.arch.zones

UTILITIES

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

REFERENCING

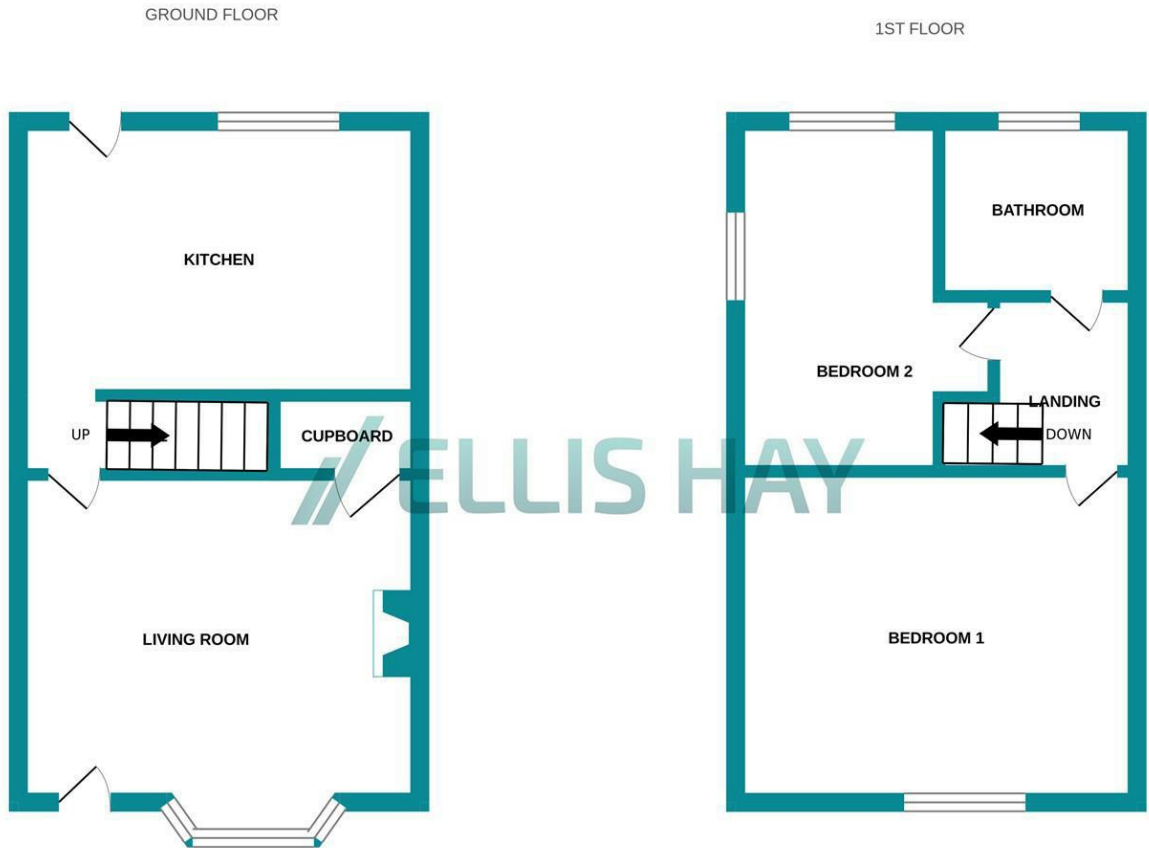
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £180.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVANT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING INFORMATION, 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 £795.00
HOLDING DEPOSIT -£180.00
DEPOSIT £910.00

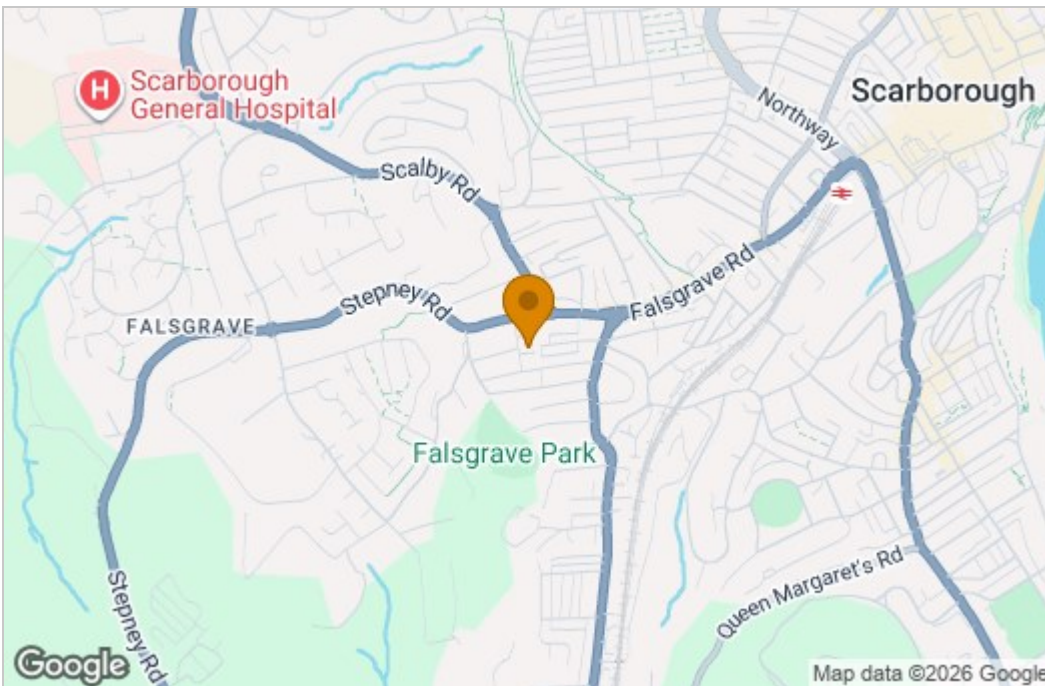
TOTAL £1525.00

Floor Plan



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

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(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.