



## 72 Spring Bank, Scarborough, YO12 4DZ

**£850 PCM**

This two bedroom terrace is situated close to Falsgrave shops and within walking distance of the South Bay. It comprises a lounge, kitchen, two bedrooms and bathroom. The property benefits from a large garage, gas central heating, uPVC double glazing and an enclosed rear garden area.

An older child considered, sorry no pets and strictly no smoking  
EPC rating C

## FRONT DOOR

leading to

## HALLWAY

leading to

## UPSTAIRS TO

## LOUNGE

with electric fire and surround, radiator and uPVC window over looking the front

## KITCHEN

with a range of base and wall units, stainless steel sink, tiled splash back, space for electric oven with extractor over, space for undercounter fridge, uPVC window overlooking the rear, radiator and patio doors leading to outside

## UPSTAIRS TO

## BEDROOM ONE

with uPVC windows over looking the front and radiator

## BEDROOM TWO

with uPVC window overlooking the rear and radiator

## BATHROOM

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

## GARAGE

with light and power and plumbing for washing machine

## OUTSIDE

driveway at the front and enclosed paved garden at the rear

## DIRECTIONS

SATNAV - postcode YO12 4DZ  
what3words - ///dusty.glee.headed

## 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 £195.00 (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:

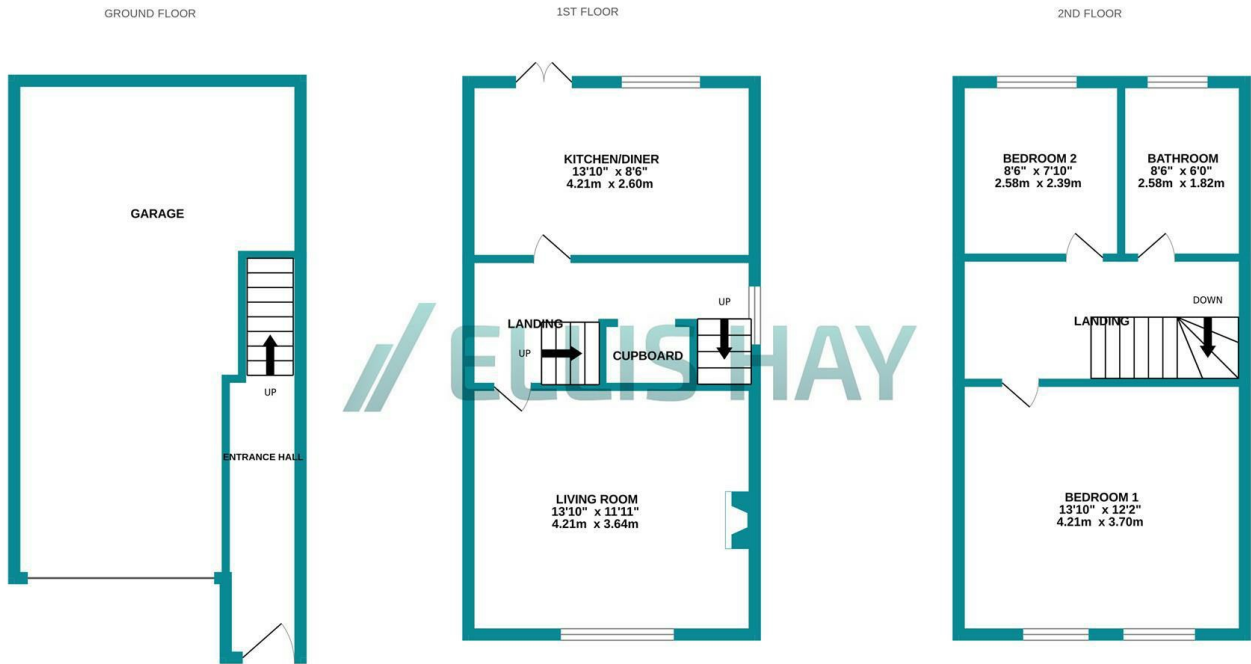
RENT £850.00

HOLDING DEPOSIT -£195.00

DEPOSIT £980.00

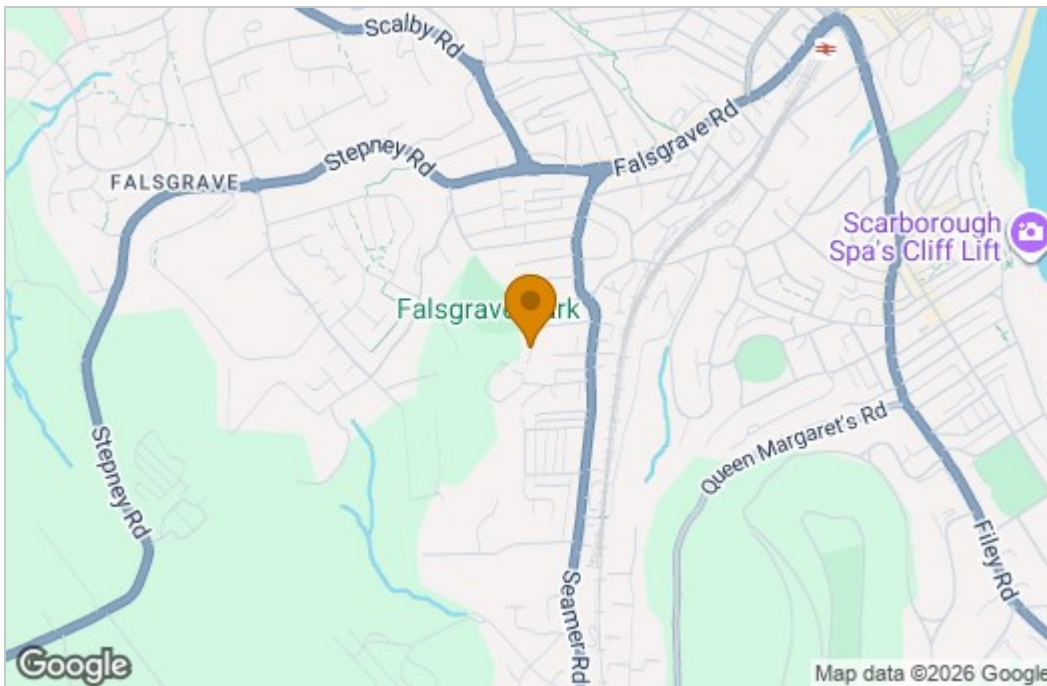
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TOTAL £1635.00  
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# Floor Plan



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 Rating**

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	71	
	EU Directive 2002/91/EC	

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