



**39 Harcourt Avenue, Scarborough, YO12 4EX**

**£795 PCM**

A lovely two bedroom terraced house situated just off Seamer Road. The property consists of a lounge dining room, kitchen, two bedrooms and a bathroom. It also benefits from a good sized rear yard with raised decked area, Gas central heating and uPVC double glazing.

Strictly no smoking.

EPC rating D

## FRONT DOOR

leading to

## HALLWAY

leading to

## LOUNGE

with bay window overlooking the front, fireplace with fire and radiator

## DINING ROOM

with window and radiator

## KITCHEN

with a range of base and wall units, stainless steel sink, tiled splashback, cooker, plumbing for washing machine, space for fridge/freezer, radiator, 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, radiator and window

## OUTSIDE

enclosed rear yard

## DIRECTIONS

SATNAV - postcode YO12 4EX  
what3words - ///elite.spoke.silk

## 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 THAT ARE DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £795.00

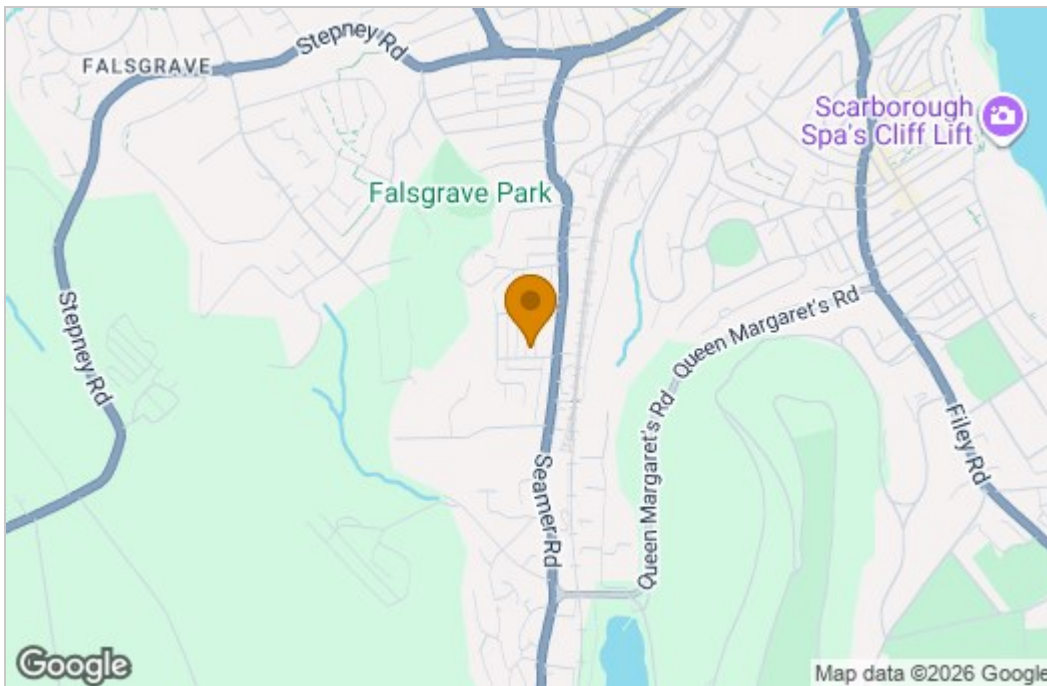
HOLDING DEPOSIT -£180.00

BOND £915.00

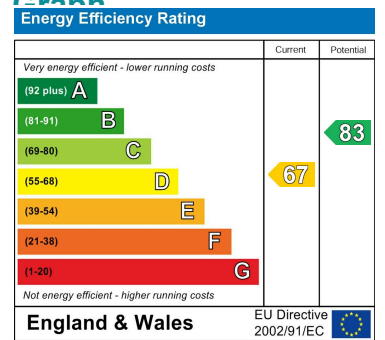
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TOTAL £1530.00  
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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.