



## 47 Candler Street

, Scarborough, YO12 7DQ

£695 PCM



This two bedroom mid terraced House is situated close to the Town Centre and is close to a local school. It comprises of a lounge, dining room, kitchen, two bedrooms and a bathroom. There is also Gas Central Heating, a forecourted front and enclosed rear yard.

Children welcome, pets considered, sorry no smoking

EPC rating: E



## FRONT DOOR

## ENTRANCE HALL

With radiator

## LOUNGE

With bay window, radiator and TV point

## DINING ROOM

With window overlooking the rear and radiator

## KITCHEN

With range of worktops over base units and overhead cupboards, inset stainless steel sink with mixer taps, tiled splashbacks, plumbing for auto washer, space for fridge freezer, space for Gas Cooker, radiator, window and door to rear

## STAIRS TO FIRST FLOOR LANDING

## BEDROOM ONE

Window overlooking front and radiator

## BEDROOM TWO

Window overlooking the rear and radiator

## BATHROOM

With three piece suite, tiled around and radiator

## OUTSIDE

A forecourted front and enclosed rear yard

## DIRECTIONS

SATNAV - postcode YO12 7DQ

what3words - ///chart.winks.fuel

## UTILITY INFORMATION

COUNCIL TAX: Band A (Scarborough Borough Council)

GAS CHARGES - prepayment meter

ELECTRIC CHARGES: prepayment meter

WATER CHARGES: TBA

## REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £160.00 (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 £695.00

HOLDING DEPOSIT -£160.00

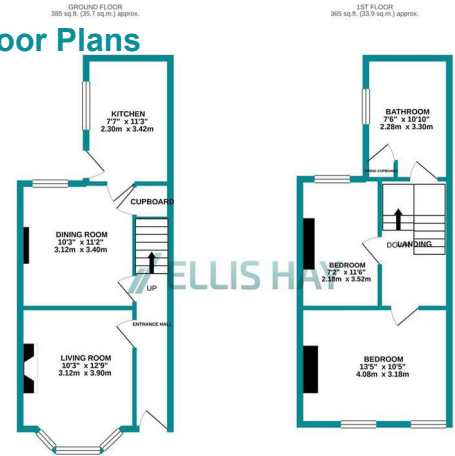
DEPOSIT £800.00

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TOTAL £1335.00  
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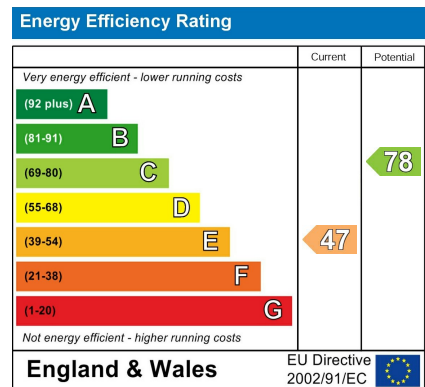
## Area Map



## Floor Plans



## Energy Efficiency Graph



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