



18 Tennyson Avenue, Scarborough, YO12 7RE
£750 PCM

This terraced house boasts four bedrooms, offering ample space for you and your family. The property is spacious and is located in a desirable area, within walking distance of the Town Centre. The property benefits from uPVC double glazing and gas central heating and briefly comprises a lounge, dining kitchen, 3 bedrooms on the first floor, family bathroom and a loft room which can be used as a 4th bedroom.

EPC E. Council Tax Band B. No Smoking. A small pet may be considered.

HALLWAY

LOUNGE

With uPVC double glazed bay window and radiator

DINING KITCHEN

Kitchen area with a range of floor and wall units, stainless steel sink, gas hob, and electric oven. Dining area with built in storage unit, uPVC window and radiator

UTILITY ROOM

Conservatory styl2 outbuilding with plumbing for a washing machine. Access to rear yard

UPSTAIRS TO

BEDROOM 1

uPVC bay window, fitted wardrobes and radiator

BEDROOM 2

With uPVC double glazed window, built in wardrobe and radiator

BEDROOM 3

With uPVC double glazed window and radiator

BATHROOM

With 3-piece suite and a separate shower enclosure, extractor fan, uPVC double glazed window and radiator

UPSTAIRS TO

Loft room with 2 roof windows, under eaves storage and radiator

LOFT ROOM BEDROOM 4

With part sloping ceilings 2 roof windows, under eaves storage and radiator

OUTSIDE

A forecourt at the front and yard at the rear with shed and covered seating area

DIRECTIONS

What3Words ///chats.trades.dart

UTILITIES

COUNCIL TAX - Band B (North Yorkshire Council)

GAS AND ELECTRIC CHARGES - metered

WATER CHARGES - TBC

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £170.00 (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:

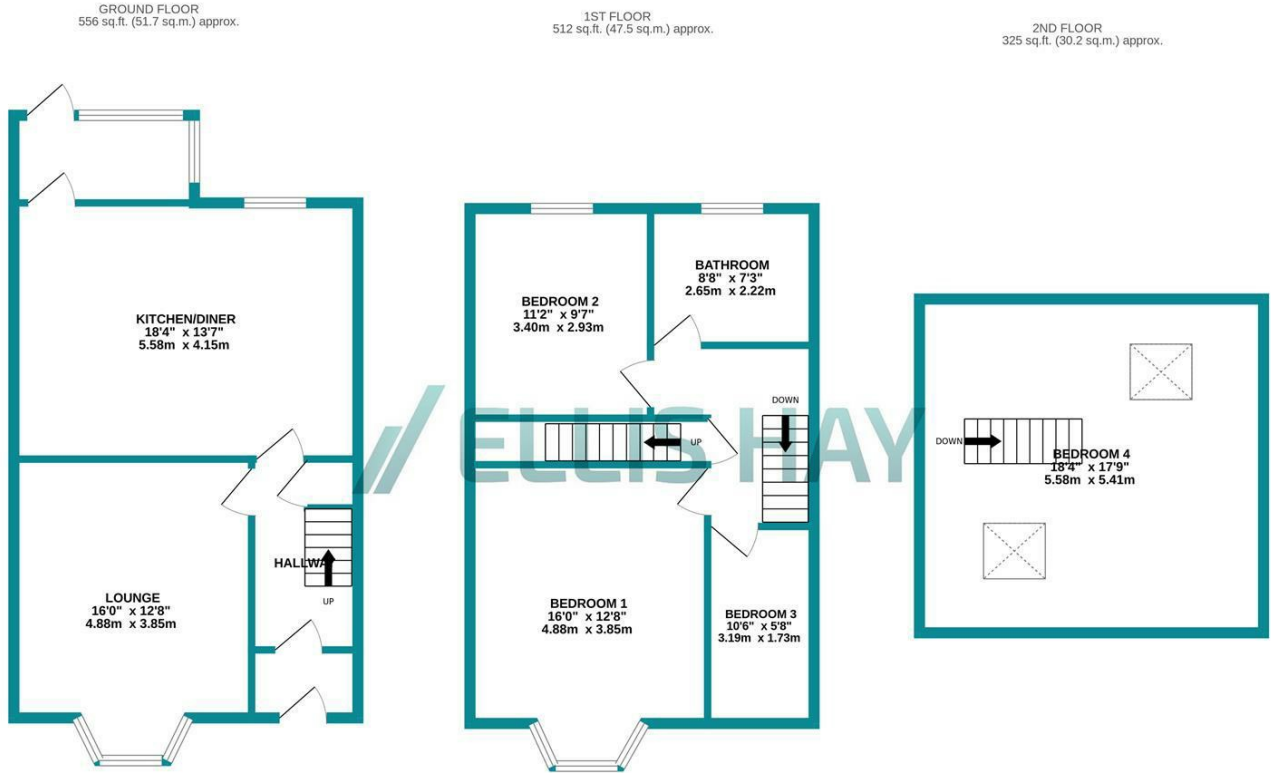
RENT £750.00

HOLDING DEPOSIT -£170.00

DEPOSIT £865.00

TOTAL £1445.00

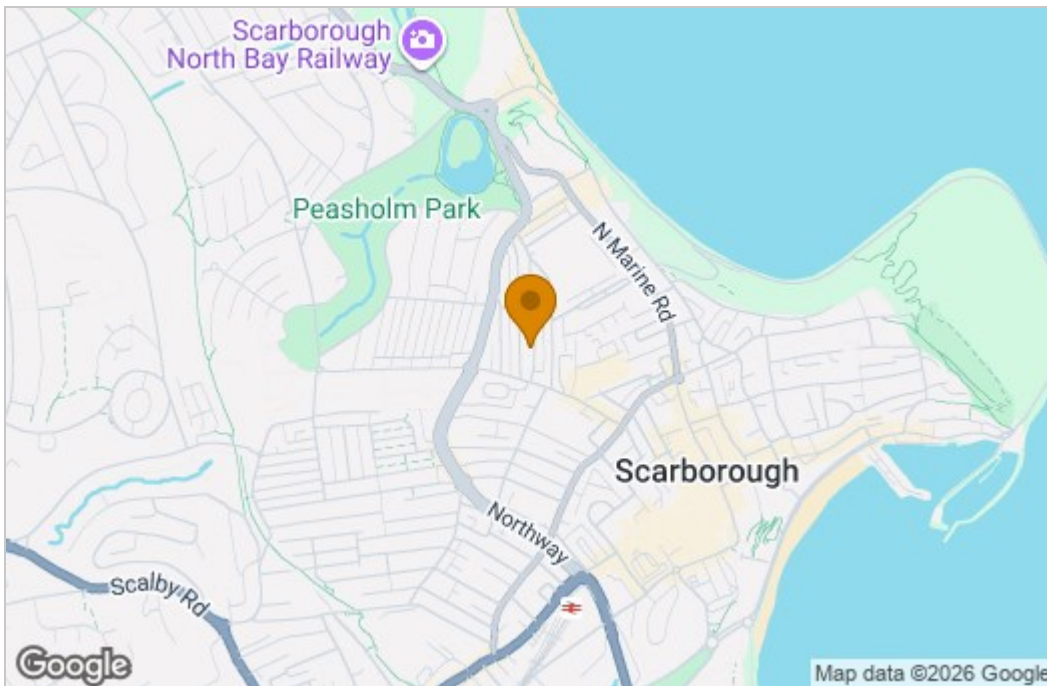
Floor Plan



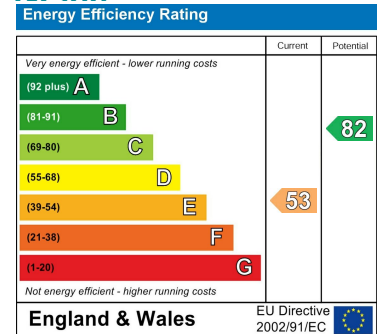
TOTAL FLOOR AREA: 1393 sq.ft. (129.4 sq.m.) approx.

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 Graph



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