



9 Caledonia Street, Scarborough, YO12 7DW
£695 PCM

This two bedroom terrace property is conveniently positioned for access to the town centre and Gladstone Road. The property benefits from gas central heating, double glazing and a newly fitted kitchen and comprises an entrance hall, open plan lounge/diner, two bedrooms and family bathroom.

Children considered, Sorry no pets or smoking.

EPC rating D

FORECOURT FRONT

UPVC FRONT DOOR

leading to

HALLWAY

with radiator, telephone point and under stairs storage

LOUNGE/DINER

open plan with uPVC double glazed bay window overlooking the front, radiator, electric fire and cupboard housing the boiler.

KITCHEN

with a range of worktops, base units and overhead cupboards, stainless steel sink unit, built in oven and hob, extractor hood and space for under counter fridge

GLAZED PORCH

leading to

YARD

with storage/utility cupboard having plumbing for automatic washing machine, flower borders and access to the back lane

BEDROOM ONE

with uPVC double glazed window overlooking the front, radiator and cupboard with hanging rail

BEDROOM TWO

with uPVC double glazed window overlooking the rear and radiator

BATHROOM

three piece suite, shower over the bath, shaving mirror, radiator and uPVC double glazed window

DIRECTIONS

SATNAV - postcode YO12 7DW

UTILITIES

COUNCIL TAX - Band A (North Yorkshire Council)

GAS CHARGES - TBC

ELECTRIC CHARGES - TBC

WATER CHARGES - TBC

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

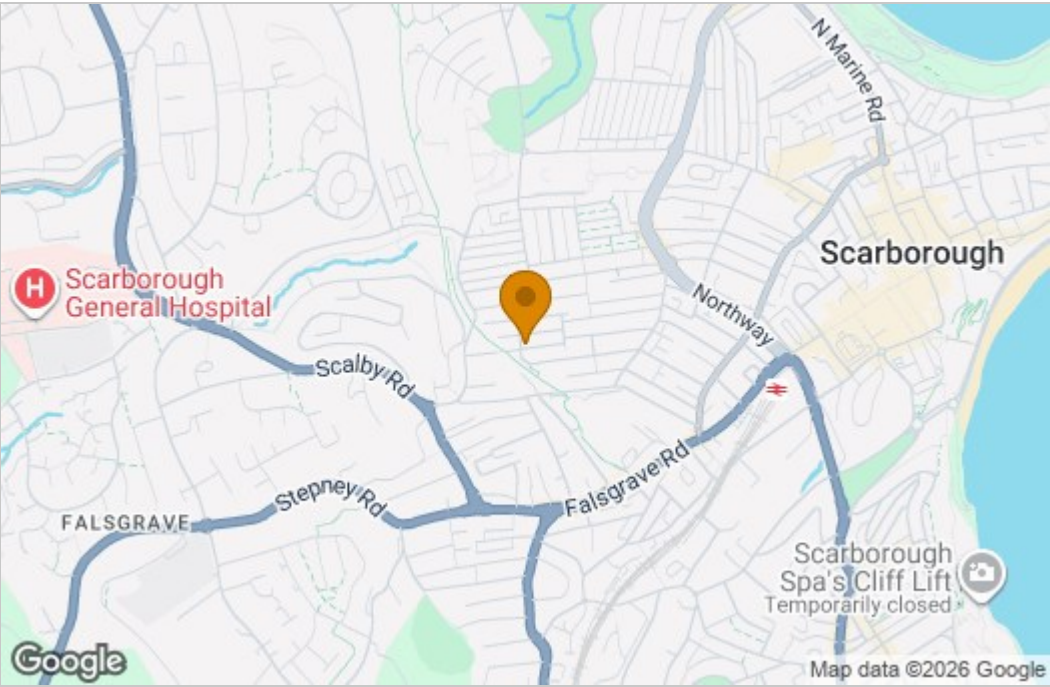
HOLDING DEPOSIT -£160.00

DEPOSIT £800.00

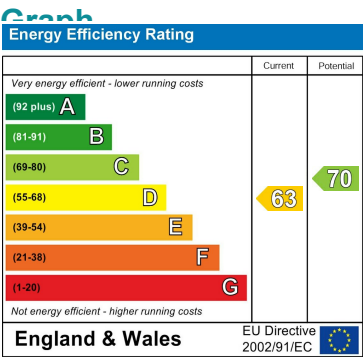
TOTAL £1335.00

Floor Plan

Area Map



Energy Efficiency



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 firms employment has the authority to make or give any representation or warranty in respect of the property.