



## 54 Station Road

Snainton, Scarborough, YO13 9AP

£795 PCM



This three bedroom cottage is situated in the pretty village of Snainton. The property comprises a lounge, dining room, kitchen, three bedrooms and a bathroom. The property has double glazing throughout, gas central heating and rear garden.

Strictly no Smoking,

Children and pets will be considered.

EPC Rating D



## FRONT DOOR

leading to

## LOUNGE

with laminate floor, radiator and uPVC double glazed window over looking the front

## DINING ROOM

with laminate flooring, cupboard, radiator and uPVC double glazed window over looking the rear

## KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splashback, washing machine, fridgefreezer, cooker, radiator, laminate flooring and door to the rear garden

## UPSTAIRS TO

## BEDROOM ONE

with uPVC window

## BEDROOM TWO

with built in wardrobe, radiator and uPVC double glazed window

## BEDROOM THREE

with cupboard, radiator and uPVC double glazed window

## WETROOM

with WC, basin and electric shower

## OUTSIDE

garden to the rear and shed

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

RENT £795.00

HOLDING DEPOSIT -£180.00

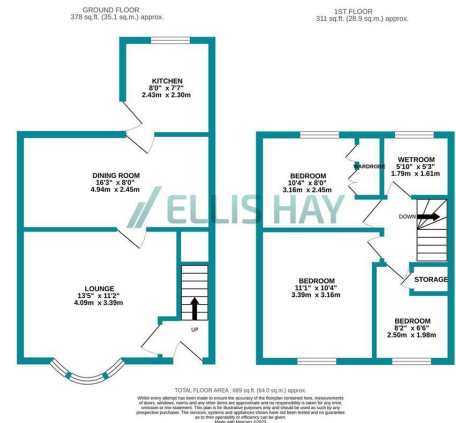
DEPOSIT £915.00

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TOTAL £1530.00  
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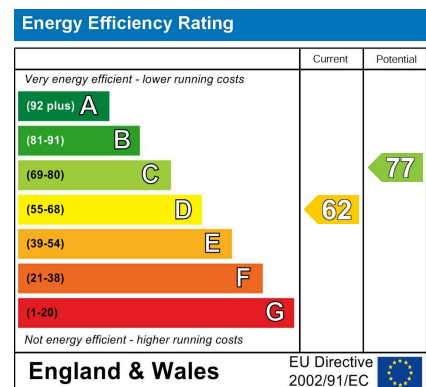
## Area Map



## Floor Plans



## Energy Efficiency Graph



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