



2 Beck Mews, Scarborough, YO11 3TR **£625 PCM**

This two bedroom Terrace House is situated in the Village of Cayton to the South of Scarborough and is close to local school, shops and on a bus route to the Town. This well presented property has gas fired heating, UPVC double glazing, garage, garden and comprises of a lounge, kitchen, two bedrooms and a bathroom

Children are accepted A pet will be considered (at an additional charge pcm) Sorry No Smoking
EPC rating C

OPEN AREA TO FRONT DOOR

With a UPVC double glazed front door

ENTRANCE HALL

With a radiator and an understairs cupboard

LOUNGE

With a wood effect fire place, fitted coal effect gas fire, T.V point, telephone point, coved ceiling, wall lights and UPVC patio doors leading to the rear

KITCHEN

With a range of wall and base units, overhead cupboards, inset stainless steel sink, mixer taps, plumbing for automatic washer, integrated electric hob and oven, extractor hood, radiator and a UPVC double glazed window overlooking the front

STAIRS TO THE FIRST FLOOR

BEDROOM ONE

With a radiator and a UPVC double glazed window overlooking the rear

BEDROOM TWO

With a radiator , fitted wardrobes, overhead cupboards and a UPVC double glazed window overlooking the front

BATHROOM

With a three piece suite having a shower over the bath, part tiled walls, inset spotlights and an extractor

OUTSIDE

To the rear there is a gravelled patio area with borders enclosed by a timber fence and gated access to private aprking area having a garage in adjacent block

DIRECTIONS

SATNAV - postcode YO11 3TR

what3words - ///swaps.trimmer.recitals

UTILITY INFORMATION

COUNCIL TAX: Band B (North Yorkshire Council)

WATER CHARGES: to be advised

GAS AND ELECTRIC: Quarterly accounts

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £150.00 (PLEASE NOTE: THIS WILL BE WITHHELD I F 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 £625.00

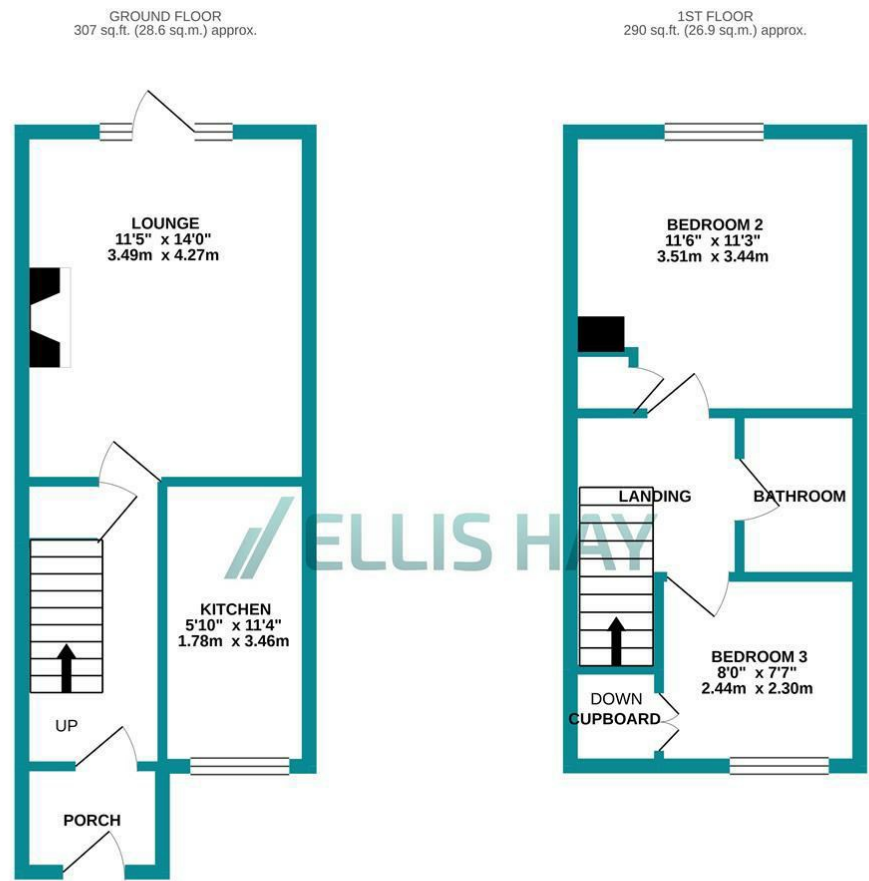
HOLDING DEPOSIT -£140.00

DEPOSIT £720.00

TOTAL £1205.00

IF YOU WISH TO HAVE A PET AN ADDITIONAL AMOUNT OF £20 FOR THE FIRST ANIMAL AND £10 FOR EACH ANIMAL THEREAFTER IS PAYABLE PCM

Floor Plan

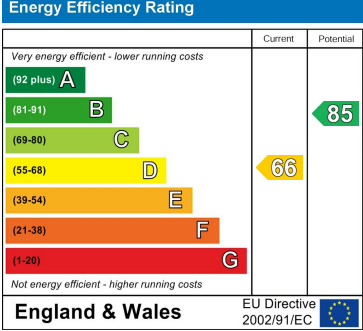


TOTAL FLOOR AREA - 597 sq.ft. (55.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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



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.