



25 Cambridge Place, Scarborough, YO12 5HB
£850 PCM

This two-bedroom cottage is just a short walk from local shops and amenities. It comprises a lounge/dining room, kitchen, utility room, two bedrooms and a bathroom. The private garden includes a lovely summer house and a sauna, giving you a great space to unwind. The cottage also benefits from gas central heating, uPVC double glazing and an open fire in the lounge.

Strictly no smoking
EPC rating D

FRONT DOOR

leading to

LOUNGE/DINING ROOM

with open fire, radiator and window with window seat

KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splash back, space for cooker with extractor over, space for under counter fridge, radiator and window

UTILITY ROOM

with plumbing for washing machine and door leading to outside

UPSTAIRS TO

BEDROOM ONE

with built in wardrobes, radiator and window

BEDROOM TWO

with radiator and window

BATHROOM

with white three piece suite, shower over the bath, radiator and window

OUTSIDE

enclosed rear garden with patio area and summer house with space for seating, sauna and WC

DIRECTIONS

SATNAV - postcode YO12 5HB

what3words - ///translated.fully.employ

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 £195.00 (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 £850.00

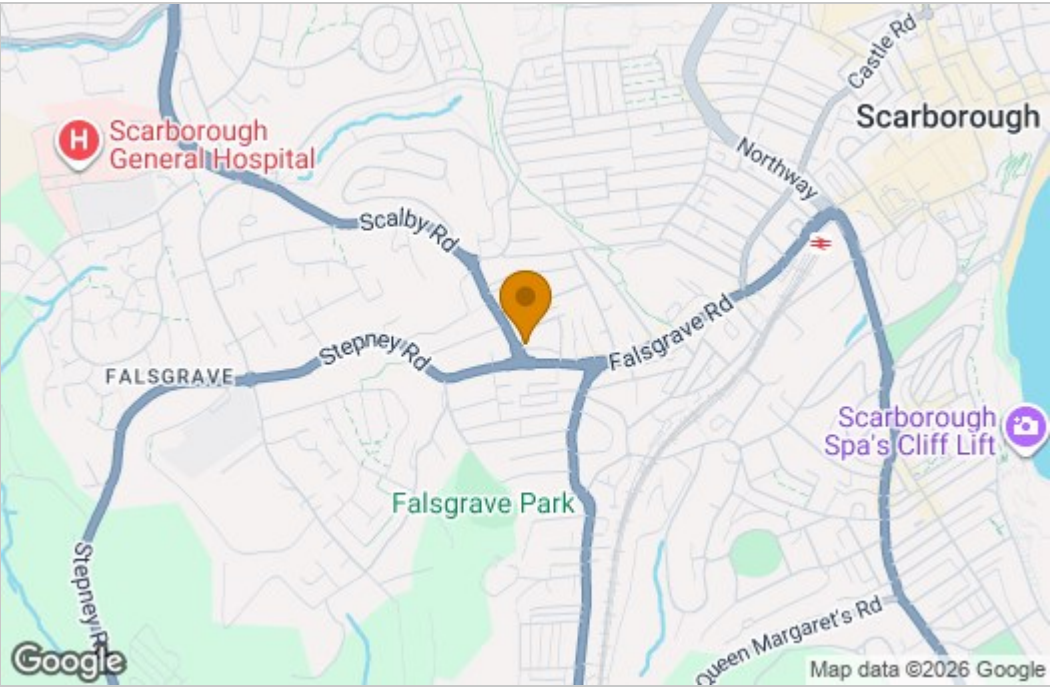
HOLDING DEPOSIT -£195.00

DEPOSIT £980.00

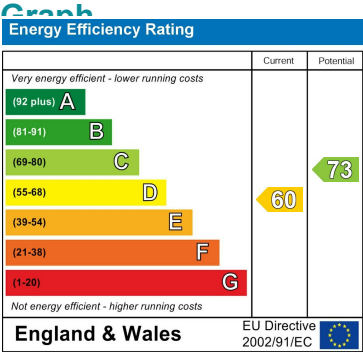
TOTAL £1635.00

Floor Plan

Area Map



Energy Efficiency



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