



19 Livingstone Road

, Scarborough, YO12 7LH

£850 PCM



This newly modernised two bedroom Town House is handy for all amenities and is within walking distance of the Town. The property has gas fired central heating and comprises of a lounge, dining room, kitchen, two bedrooms and a bathroom.

Strictly no smoking.

EPC Rating: D



FRONT DOOR

leading to

HALLWAY

leading to

LOUNGE

with uPVC double glazed bay window overlooking the front, decorative fire with surround and radiator

DINING ROOM

with built in cupboard, radiator and uPVC double glazed window overlooking the rear yard

KITCHEN

a newly fitted kitchen with a range of base and wall units, stainless steel sink unit, tiled splash back, integrated electric oven with gas hob and extractor over, space for washing machine, space for fridge freezer, uPVC double glazed window overlooking the rear and uPVC double glazed door leading to outside

UPSTIARS TO

BEDROOM ONE

with built in cupboard, radiator and two uPVC double glazed windows overlooking the front

BEDROOM TWO

with radiator and uPVC double glazed window overlooking the rear

BATHROOM

with white three piece suite, shower over the bath, radiator and two uPVC double glazed windows

OUTSIDE

enclosed rear yard

DIRECTIONS

SATNAV - postcode YO12 7LH
what3words - ///toxic.surely.brains

UTILITIES

COUNCIL TAX - Band A (North Yorkshire Council)
GAS CHARGES - standard meters
ELECTRIC CHARGES - standard meters
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

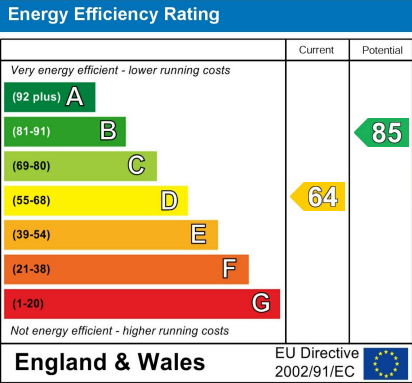
TOTAL £1635.00

Area Map



Floor Plans

Energy Efficiency Graph



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