



35 James Street, Scarborough, YO12 7PH
£750 PCM

This three bedroom terraced house is situated in the Town Centre within walking distance of the North and South Bays. It comprises a lounge, dining room, kitchen, three bedrooms and a bathroom. The property also benefits from gas central heating, uPVC double glazing and a rear yard.

Children considered, Sorry no pets and strictly no smoking.

EPC rating D

FRONT DOOR

leading to

HALLWAY

leading to

LOUNGE

with bay window, radiator and fire

DINING ROOM

with window and radiator

KITCHEN

with a range of base and wall units, stainless steel sink unit with tiled splashback, integrated electric oven and hob, space for washing machine, space for undercounter fridge and freezer, radiator, window and door to rear yard

UPSTAIRS TO

BEDROOM ONE

with bay window and radiator

BEDROOM TWO

with window and radiator

BEDROOM THREE

with window and radiator

BATHROOM

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

OUTSIDE

rear yard

DIRECTIONS

SATNAV - postcode YO12 7PH
what3words - ///roof.lace.amber

UTILITIES

COUNCIL TAX - Band A (North Yorkshire Council)
GAS AND ELECTRIC CHARGES - metered
WATER CHARGES - TBC

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £170.00 (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 THAT ARE DUE ON THE DAY OF SIGNING THE

AGREEMENTS ARE:

RENT £750.00

HOLDING DEPOSIT -£170.00

BOND £865.00

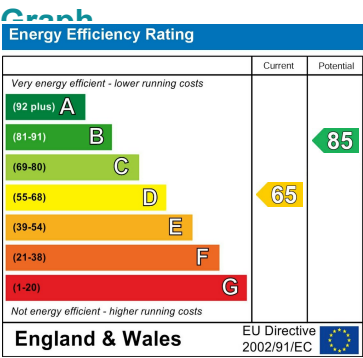
TOTAL £1445.00

Floor Plan

Area Map



Energy Efficiency



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