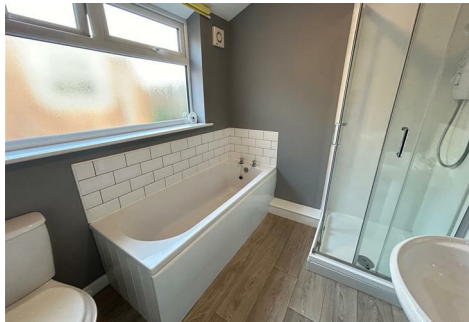




48 Candler Street, Scarborough, YO12 7DG
£750 PCM

This two bedroom mid terraced House is situated close to the Town Centre and is close to a local school. It comprises of a lounge, dining room, modern kitchen, two bedrooms and a modern bathroom.

There is also Gas Central Heating, a forecourted front and enclosed rear yard.

Children welcome, sorry no pets and strictly no smoking.

EPC rating D

FRONT DOOR

leading to

HALLWAY

leading to

LOUNGE

with bay window overlooking the front and radiator

DINING ROOM

with window overlooking the rear and radiator

KITCHEN

with a range of base and wall units, tiled splashback, stainless steel sink unit, space for cooker, space for fridge freezer, plumbing for washing machine, radiator and window overlooking the rear

UPSTAIRS TO

BEDROOM ONE

with window and radiator

BEDROOM TWO

with window and radiator

BATHROOM

with a white three piece suite, separate shower cubicle, radiator and window

DIRECTIONS

SATNAV - postcode YO12 7DG

what3words - ///vanish.senses.juices

UTILITIES

COUNCIL TAX - Band A

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 £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 DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

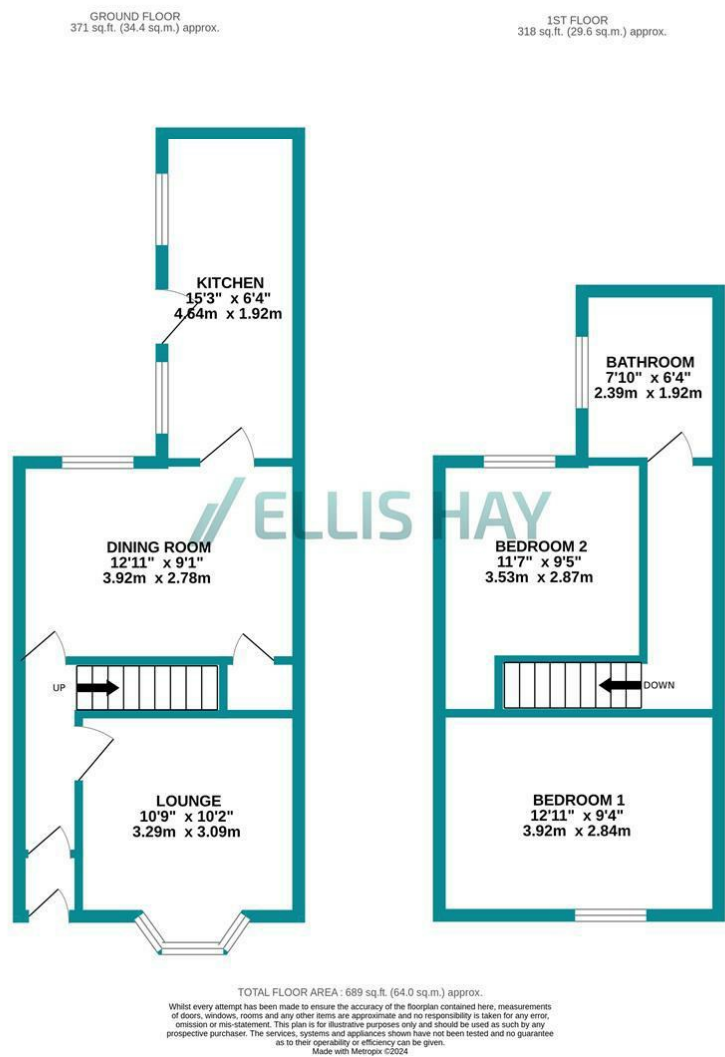
RENT £750.00

HOLDING DEPOSIT -£170.00

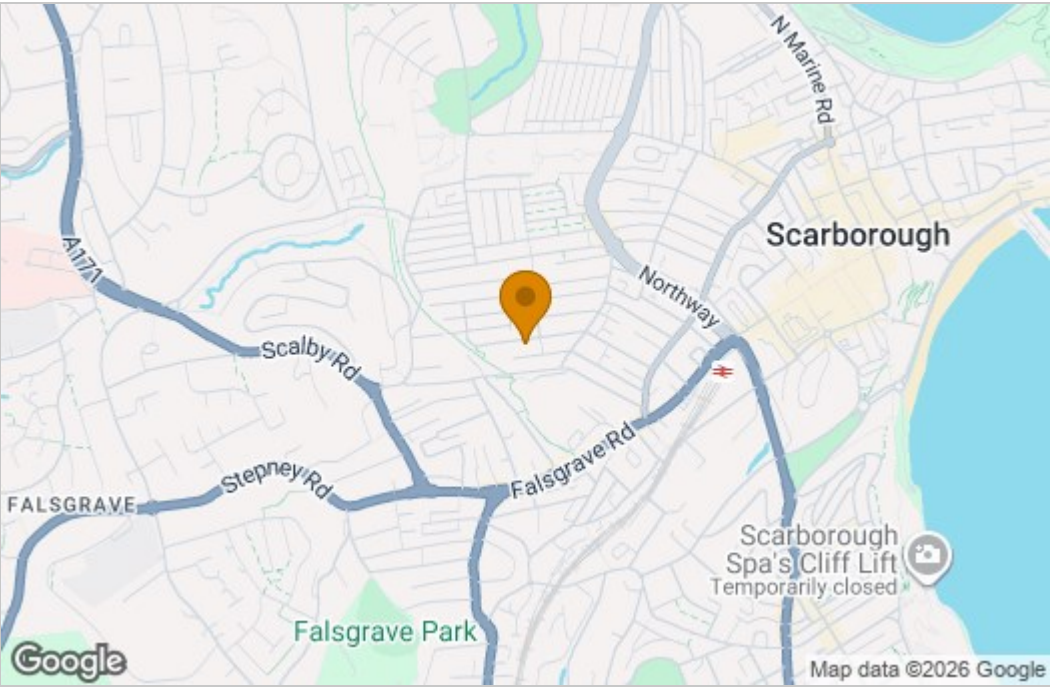
DEPOSIT £865.00

TOTAL £1445.00

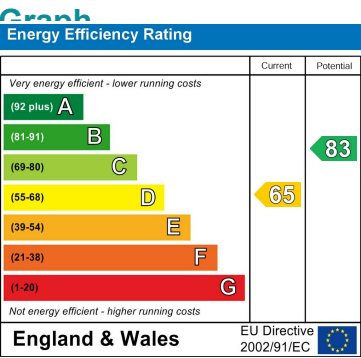
Floor Plan



Area Map



Energy Efficiency



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.