



9 Sydney Street

, Scarborough, YO12 7QF

£695 PCM



This two bedroom terraced house is situated on a quiet street in the Town Centre. It benefits from gas central heating and uPVC double glazing. The property comprises a lounge, dining room, kitchen, two bedrooms and bathroom. There is also an enclosed rear yard.

A child will be accepted. Sorry no pets or smoking.

EPC rating D



FRONT DOOR

leading to

PORCH

leading to

LOUNGE

with radiator and window

DINING ROOM

with radiator, fire and surround and window

KITCHEN

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

UPSTAIRS TO

BEDROOM ONE

with built in wardrobe, radiator and window

BEDROOM TWO

with cupboard, radiator and window

BATHROOM

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

OUTSIDE

enclosed rear yard

DIRECTIONS

SATNAV - Postcode YO12 7QF
what3words - ///volunteered. venues.piper

UTILITIES

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

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £160.00 (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:

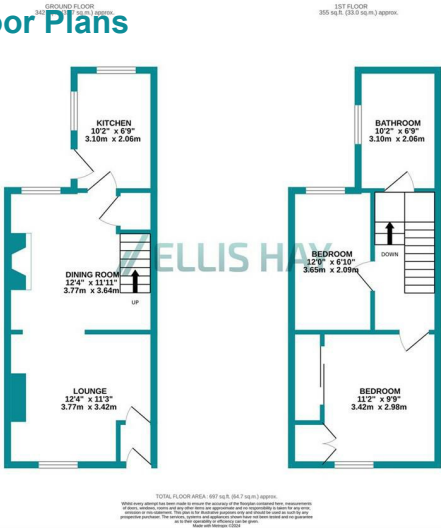
RENT £695.00
HOLDING DEPOSIT -£160.00
BOND £800.00

TOTAL £1335.00

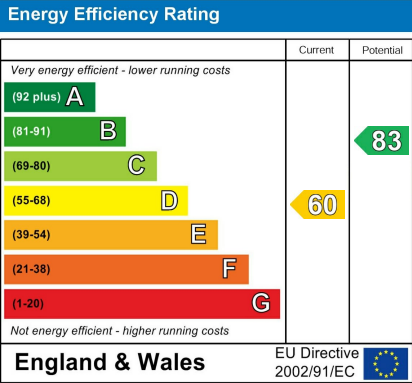
Area Map



Floor Plans



Energy Efficiency Graph



Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that (all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property