



11 Dawnay Close, Scarborough, YO12 4JL
£850 PCM

This two bedroom semi-detached house is situated in Crossgates, close to Seamer Train Station and bus routes to Town. The property comprises a through lounge/dining room, kitchen, utility room, downstairs bedroom and a further bedroom and bathroom upstairs. It benefits from gas central heating, uPVC double glazing, garage and gardens.
EPC rating D. Council Tax Band C.

FRONT DOOR

leading to

LOUNGE

with window overlooking the front, electric fire, radiator and open plan to

DINING ROOM

with radiator and doors leading to rear

KITCHEN

with a range of base and wall units, stainless steel sink, tiled splashback, integrated oven and hob, space for fridge, radiator, window and door leading to side

UTILITY ROOM

with plumbing for washing machine, WC and hand basin, radiator, window and door leading to outside

BEDROOM TWO

with built in wardrobes, radiator and window

UPSTAIRS TO

BEDROOM ONE

with radiator and window

BATHROOM

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

OUTSIDE

driveway, garage and lawn at the front, garden and patio area at the rear

DIRECTIONS

SATNAV - postcode YO12 4JL

what3words - ///farmland.tumblers.spotted

UTILITIES

COUNCIL TAX - Band C (North Yorkshire Council)

GAS, ELECTRIC and WATER - Mains Supply

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:

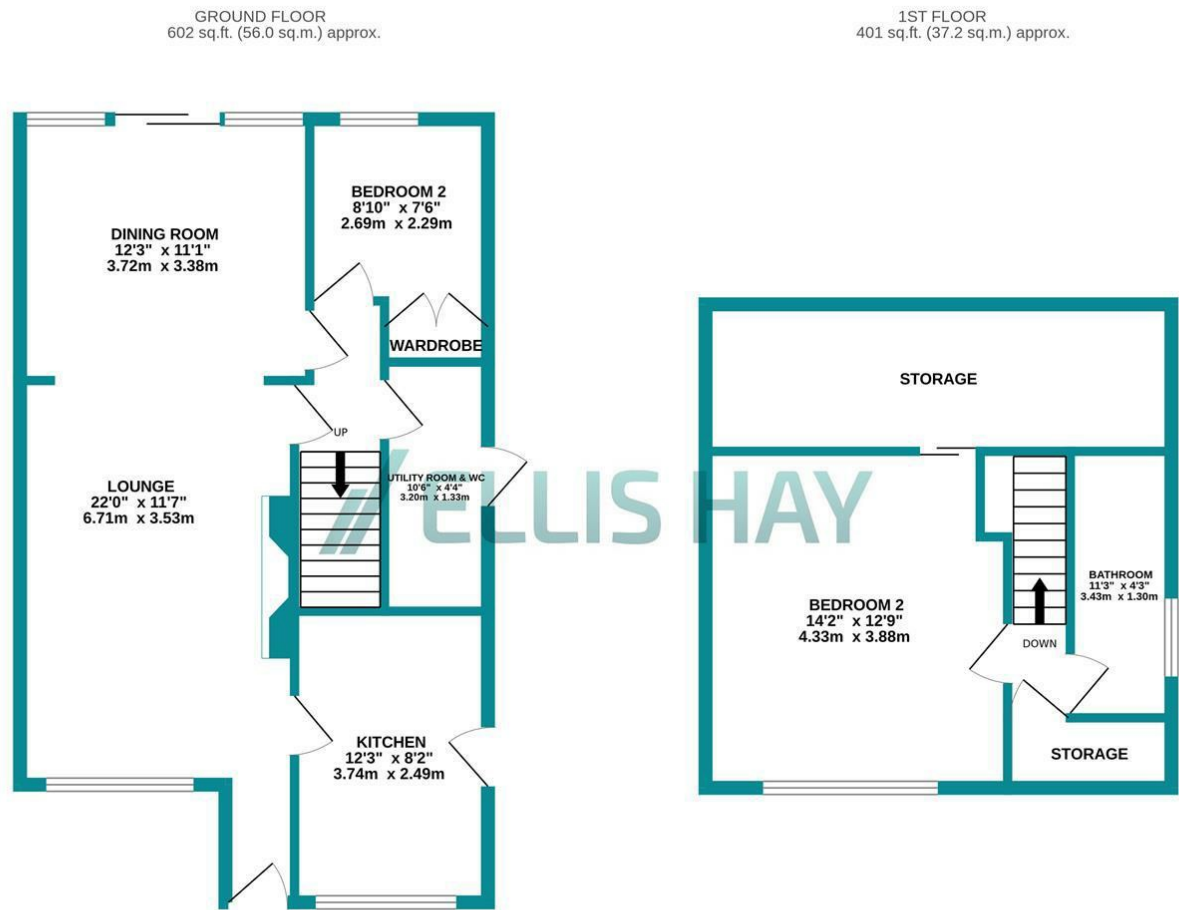
RENT £850.00

HOLDING DEPOSIT -£195.00

DEPOSIT £980.00

TOTAL £1635.00

Floor Plan

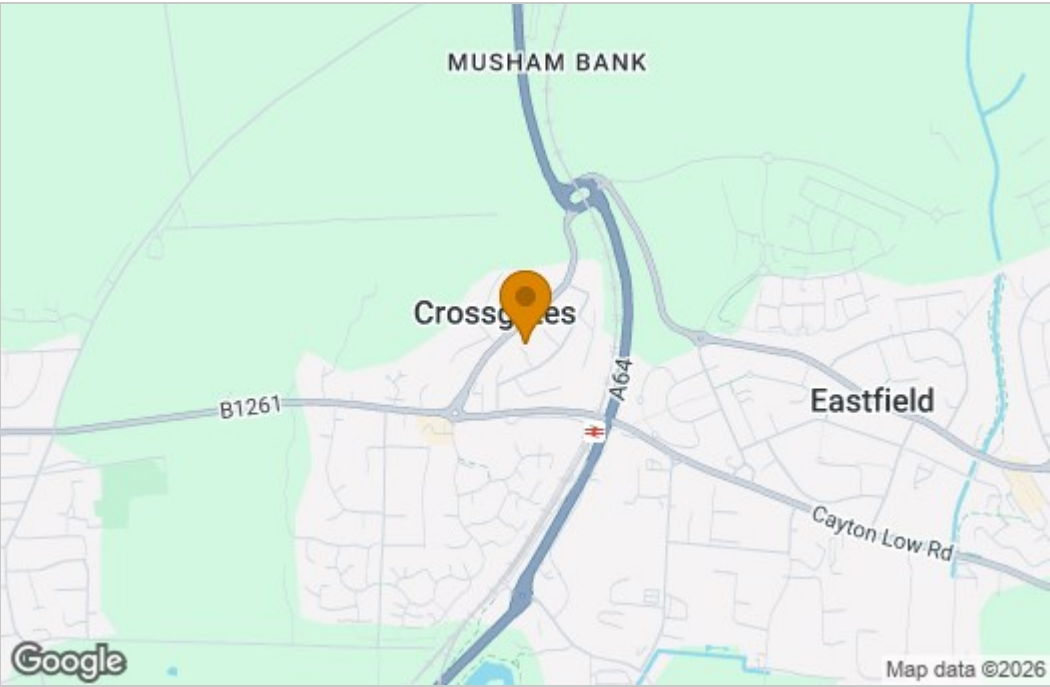


TOTAL FLOOR AREA : 1003 sq.ft. (93.2 sq.m.) approx.

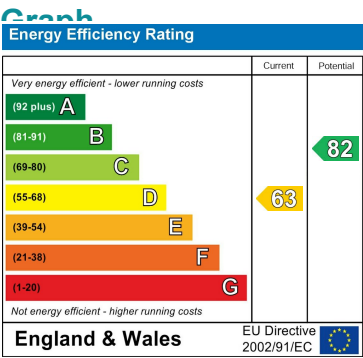
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency



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