



69 Prospect Road, Scarborough, YO12 7JX
£750 PCM

This four bedroom town house is situated within walking distance of the Town Centre and the North Bay. It is close to the local school and shops. The property comprises a through lounge/dining room, kitchen, four bedrooms and a bathroom. It benefits from uPVC double glazing, gas central heating and an enclosed rear yard.

Children accepted. Sorry no pets and strictly no smoking.
EPC rating E

FRONT DOOR

leading to

HALLWAY

leading to

LOUNGE

with bay window and radiator

DINING ROOM

with built in cupboard, radiator and window

KITCHEN

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

UPSTAIRS TO

BEDROOM ONE

with radiator and window

BEDROOM TWO

with radiator and window

BATHROOM

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

UPSTAIRS TO

BEDROOM THREE

with radiator and roof window

BEDROOM FOUR

with radiator and roof window

OUTSIDE

fore-courted front and enclosed rear yard

DIRECTIONS

SATNAV - postcode YO12 7JX

what3words - ///homes.ranked.acute

UTILITIES

COUNCIL TAX - Band B (North Yorkshire Council)

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

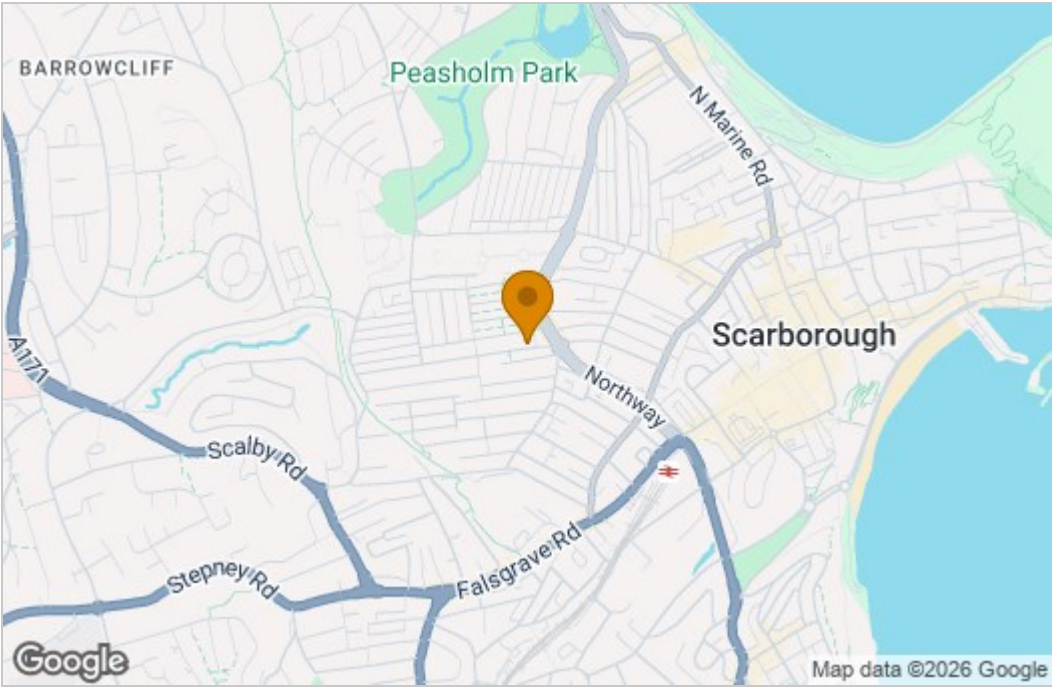
TOTAL £1445.00

DISCLAIMER

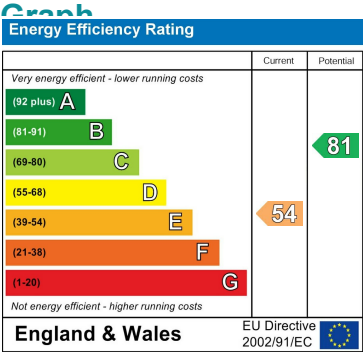
PLEASE NOTE THE PHOTOGRAPHS ARE NOT UP TO DATE. THEY WILL BE REPLACED IN DUE COURSE.

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.