



2 Southfield Grove

Eastfield, Scarborough, YO11 3FG

£895 PCM



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1



1



B

This modern three bedroomed semi detached house is close to local schools , shops and other amenities. The property benefits from gas central heating and uPVC double glazing. It briefly comprises a kitchen/diner, lounge, downstairs WC, three bedrooms and a bathroom. Outside there is a driveway with carport and an enclosed rear garden.

Children welcome, sorry no pets and no smoking.

EPC rating B



FRONT DOOR

leading to

HALLWAY

leading to

KITCHEN/DINER

A modern kitchen/ diner with breakfast bar , partly carpeted and partly tiled in the kitchen area with a range of wall and base units in a gloss finish. There is space for a washing machine, and a built in oven, hob and extractor. There is storage under the stairs.

LOUNGE

with UPVC patio doors into the garden and a UPVC double glazed window and radiator.

W.C.

A downstairs W.C. located off the hallway.

UPSTAIRS TO

BEDROOM ONE

A master double bedroom with fitted mirrored wardrobes, radiator and two UPVC double glazed windows.

BEDROOM TWO

A double bedroom radiator and UPVC double glazed window.

BEDROOM THREE

A single bedroom with radiator and UPVC double glazed window.

BATHROOM

with white three piece suite, shower over the bath, radiator and UPVC double glazed window.

OUTSIDE

Driveway and an enclosed rear garden with lawn and small area of paving.

DIRECTIONS

SATNAV - postcode YO11 3FG
what3words - ///evenly.volcano.roosters

UTILITIES

COUNCIL TAX - Band B (North Yorkshire Council)
GAS CHARGES - metered
ELECTRIC CHARGES - metered
WATER CHARGES - metered

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £205.00 (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:

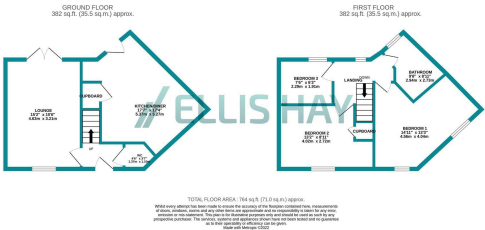
RENT £895.00
HOLDING DEPOSIT -£205.00
DEPOSIT £1030.00

TOTAL £1720.00

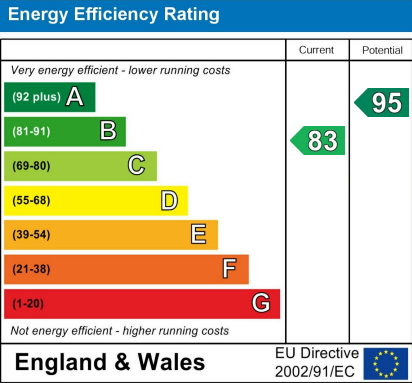
Area Map



Floor Plans



Energy Efficiency Graph



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