



33 Langdale Road, Scarborough, YO12 7RA
£650 PCM

This two bedroom maisonette is situated close to the Town Centre and also within walking distance of Peasholm Park and the North Bay. It comprises a lounge, kitchen/diner, two bedrooms and a bathroom.

The property benefits from gas central heating and partial uPVC double glazing.

Sorry not suitable for children or pets. Strictly no smoking.

EPC rating D

COMMUNAL FRONT DOOR

leading to

COMMUNAL HALLWAY

with stairs up to

FLAT DOOR

leading to

HALLWAY

leading to

LOUNGE

with bay window, fire and surround, built in cupboard and radiator

KITCHEN/DINER

with a range of base and wall units, integrated oven and hob with extractor over, space for fridge, sink and upstand, radiator and window

BEDROOM ONE

with radiator and window

BEDROOM TWO

with radiator and window

BATHROOM

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

DIRECTIONS

SATNAV - postcode YO12 7RA

what3words - ///sheep.loved.places

UTILITIES

COUNCIL TAX - Band B (North Yorkshire Council)

GAS AND ELECTRIC - TBC

WATER CHARGES - TBC

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £150.00 (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 £650.00

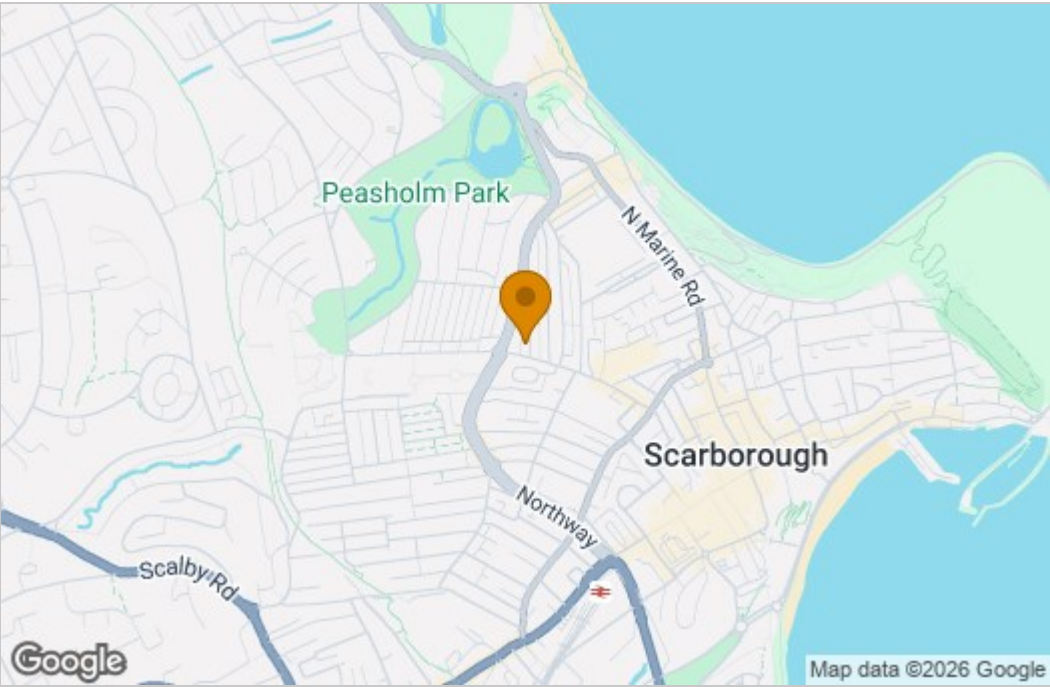
HOLDING DEPOSIT -£150.00

DEPOSIT £750.00

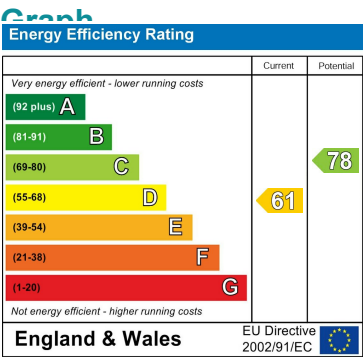
TOTAL £1250.00

Floor Plan

Area Map



Energy Efficiency



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