



38 Hampton Road

, Scarborough, YO12 5PU

£750 PCM



This three bedroom Terrace House is situated in a good location and is convenient for local schools, Falsgrave and is within walking distance of the Town. The property has UPVC double glazing and comprises a lounge, dining room, kitchen, three bedrooms, bathroom and a rear yard.

Children will be accepted A pet will be considered Sorry No Smoking
EPC rating D



FORECOURT FRONT

With a UPVC double glazed door

HALLWAY

With a radiator

LOUNGE

With a UPVC double glazed UPVC double glazed window overlooking the front, wood fire surround with an electric fire, radiator , T.V point, telephone point and coved ceiling

DINING ROOM

With a UPVC double glazed window overlooking the rear, white fire surround with an electric fire, radiator, telephone point, under stairs cupboard and fitted cupboards with louvre doors

KITCHEN

With a range of wall and base units, overhead cupboards, stainless steel sink, electric cooker point, there is an electric cooker that is to be left as a gesture of goodwill the Landlord will not be held responsible for . There is a door to the rear

STAIRS TO THE FIRST FLOOR

BEDROOM ONE

A double with two UPVC double glazed windows overlooking the front, radiator and a small cupboard

BEDROOM TWO

A large single with a radiator and a UPVC double glazed window overlooking the rear,

BEDROOM THREE

A single with a UPVC double glazed window overlooking the rear

BATHROOM

With a white three piece suite having a Mira shower over the bath, part tiled walls, radiator and a UPVC double glazed window overlooking the rear

OUTSIDE

To the rear there is an enclosed rear yard

DIRECTIONS

SATNAV - Postcode YO12 5PU
what3words - ///lame.puddles.vibrates

UTILITIES

COUNCIL TAX: Band B (Scarborough Borough Council)
WATER CHARGES - TBC
GAS CHARGES - standard meter
ELECTRIC CHARGES - standard meter

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 THAT ARE DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:
RENT £750.00
HOLDING DEPOSIT -£170.00
BOND £865.00

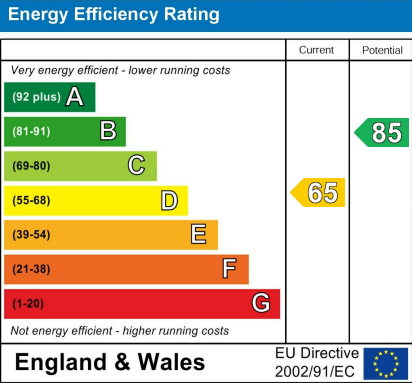
TOTAL £1445.00

Area Map



Floor Plans

Energy Efficiency Graph



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