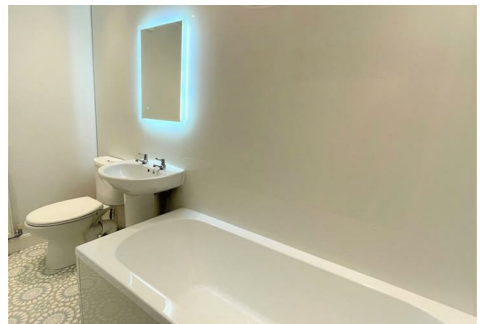




77 Hoxton Road, Scarborough, YO12 7SX

£1,050 PCM

This four bedroom terrace house is situated close to the Town Centre and within easy reach of both the North and South bays. This property is set out over three floors has gas central heating, UPVC double glazing and comprises of a lounge, dining room, kitchen, downstairs bathroom, four bedrooms, en-suite, family bathroom and a rear yard.

Strictly no smoking.

EPC rating D

UPVC DOUBLE GLAZED FRONT DOOR

ENTRANCE HALL

With a radiator

LOUNGE

With a UPVC double glazed window overlooking the front, wall mounted fire, T.V point, cupboard and a radiator

DINING ROOM

With a UPVC double glazed window overlooking the rear, T.V point, cupboard and a radiator

KITCHEN

With a range of wall and base units, overhead cupboards, inset stainless steel sink, splashbacks, plumbing for automatic washing machine, integrated oven and ceramic hob, UPVC double glazed window overlooking the rear and a UPVC double glazed door to the rear

BATHROOM

With three piece suite, radiator and a UPVC double glazed window

STAIRS TO FIRST FLOOR

BEDROOM ONE

With UPVC double glazed window overlooking the front, cupboard and a radiator

BEDROOM TWO

with uPVC double glazed window and radiator

BATHROOM

With a white three piece suite , electric shower over the bath, radiator and a UPVC double glazed window

STAIRS TO SECOND FLOOR

BEDROOM THREE

With a Velux double glazed window and a radiator

BEDROOM FOUR

With a uPVC double glazed window and a radiator

ENSUITE

with shower, vanity WC and illuminated mirror

OUTSIDE

There is an enclosed rear yard

DIRECTIONS

SATNAV - postcode YO12 7SX
what3words - ///bucked.public.hill

UTILITY INFORMATION

COUNCIL TAX: Band B - North Yorkshire Council
WATER CHARGES: to be advised
GAS AND ELECTRIC: Quarterly accounts

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £240.00 (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:

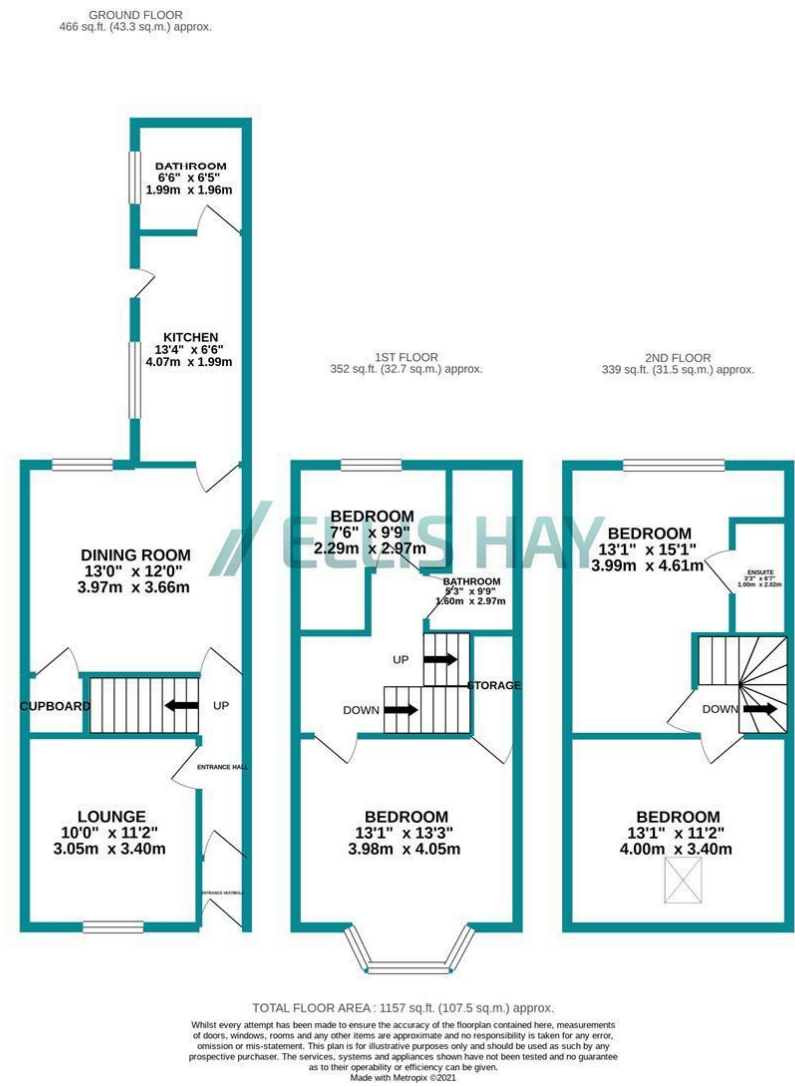
RENT £1050.00

HOLDING DEPOSIT -£240.00

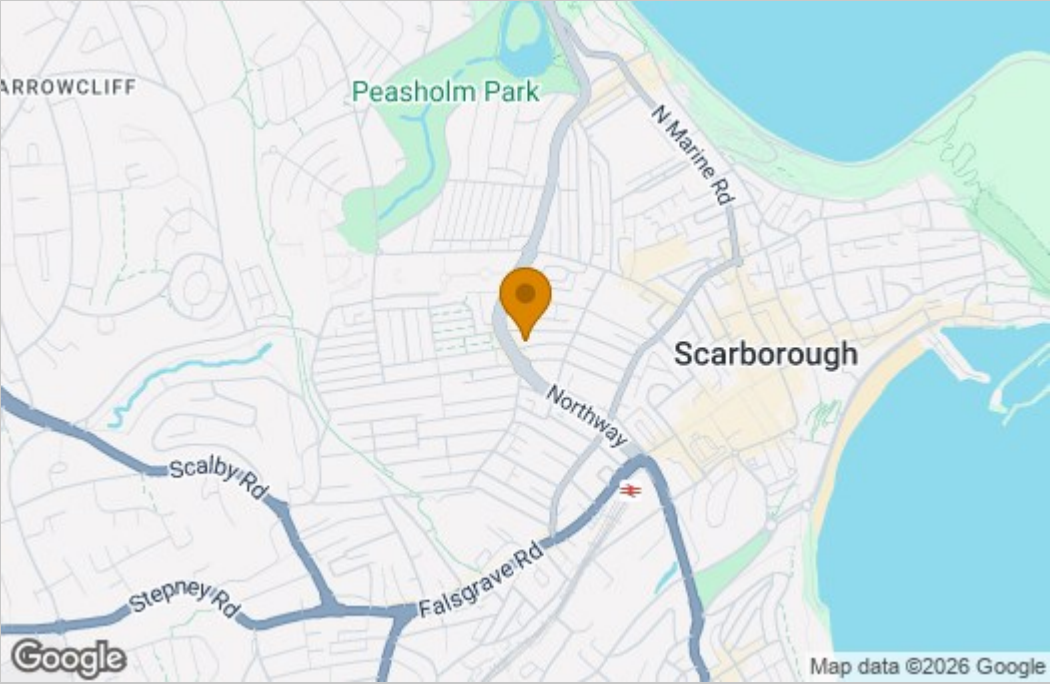
DEPOSIT £1210.00

TOTAL £2020.00

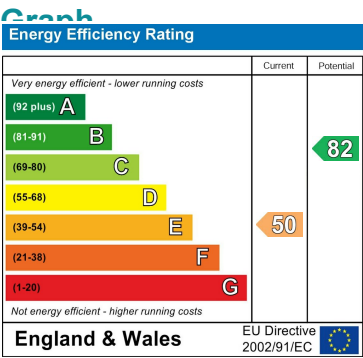
Floor Plan



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.