



3 The Furrows, Scarborough, YO11 3NE **£825 PCM**

This two bedroom semi detached house is situated in Eastfield, just outside Scarborough. It is close to a regular bus route and local shops and schools. The property comprises a lounge, kitchen, two bedrooms and bathroom. It also benefits from a rear garden, uPVC double glazing, gas central heating and off street parking.

Children accepted, sorry no pets and strictly no smoking.
EPC rating D

FRONT DOOR

leading to

PORCH

leading to

LOUNGE

with electric fire, radiator and window over looking the front

KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splashback, integrated electric oven and gas hob with extractor over, space for washing machine, space for undercounter fridge, radiator, window overlooking the rear and door leading outside

UPSTAIRS TO

BEDROOM ONE

with window and radiator

BEDROOM TWO

with window and radiator

BATHROOM

with a white three piece suite, radiator and window

OUTSIDE

driveway and lawn at the front, garden at the rear

DIRECTIONS

SATNAV - postcode YO11 3NE
what3words - ///pedicure.catch.brotherly

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 £190.00 (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:

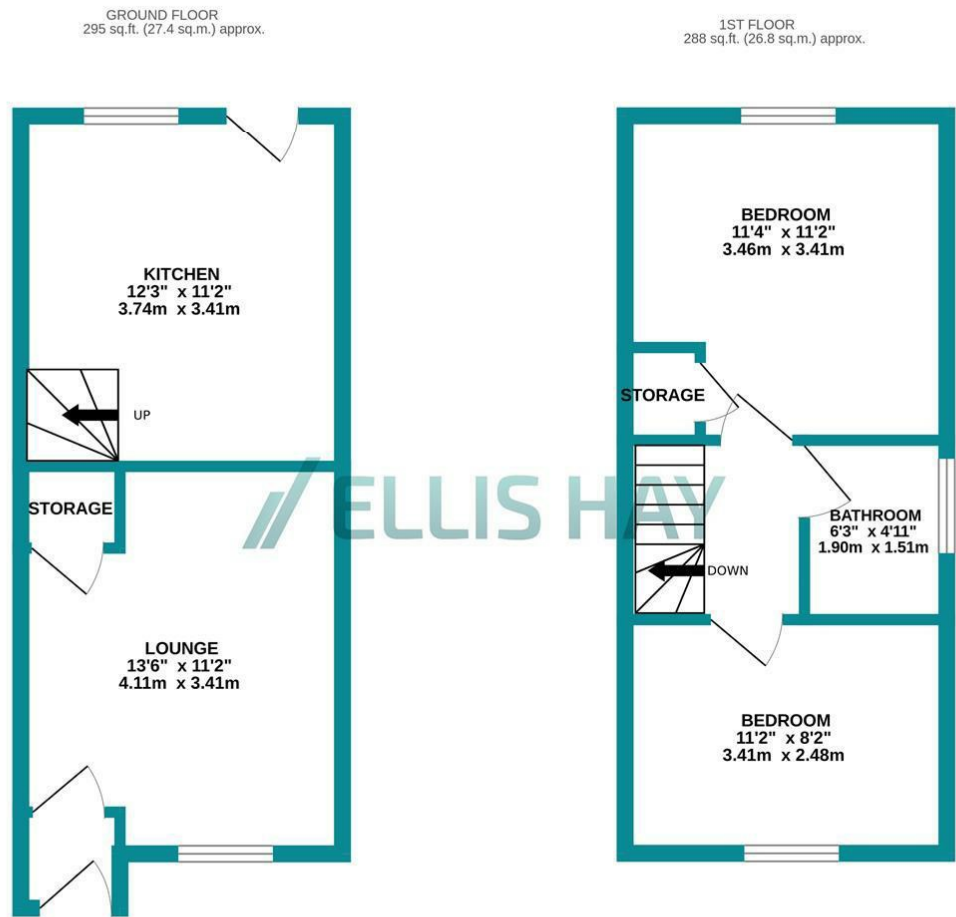
RENT £825.00

HOLDING DEPOSIT -£190.00

BOND £950.00

TOTAL £1585.00

Floor Plan

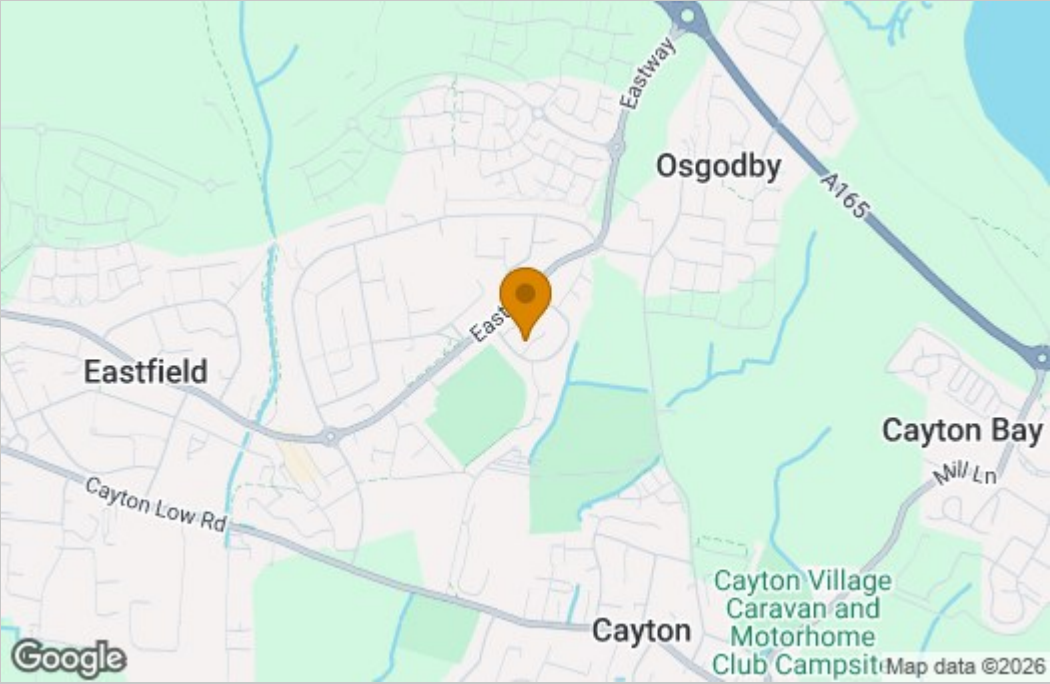


TOTAL FLOOR AREA : 583 sq.ft. (54.1 sq.m.) approx.

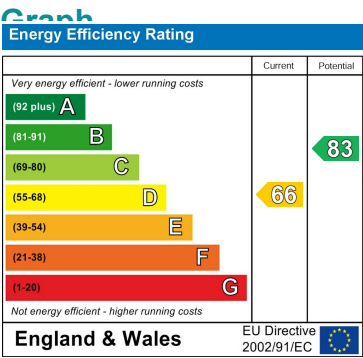
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.