



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



RENT £900 PCM

26 BEECHVILLE AVENUE, SCARBOROUGH, YO12 7NG

- Well Presented
- Three Bedrooms
- Two Reception Rooms
- Convenient Location

UPDATED AND MODERNISED, THIS WELL PRESENTED THREE BEDROOM TERRACED HOUSE IN THE EVER-POPULAR AVENUES LOCATION OF SCARBOROUGH. OPEN PLAN KITCHEN DINER, RECENTLY FITTED BATHROOM, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING.

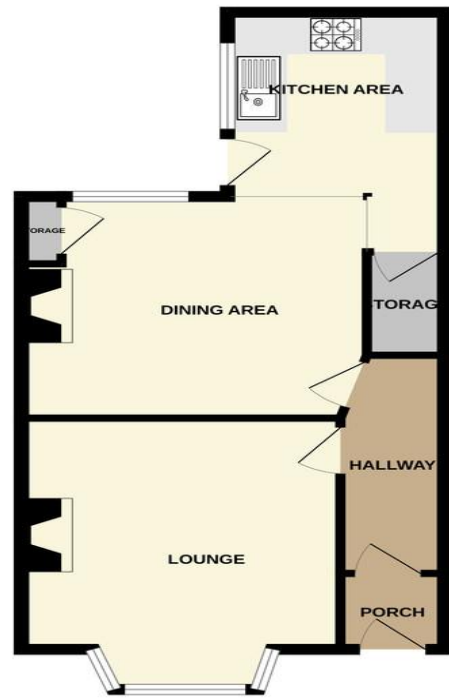


TIPPLE UNDERWOOD ESTATE AGENTS
3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

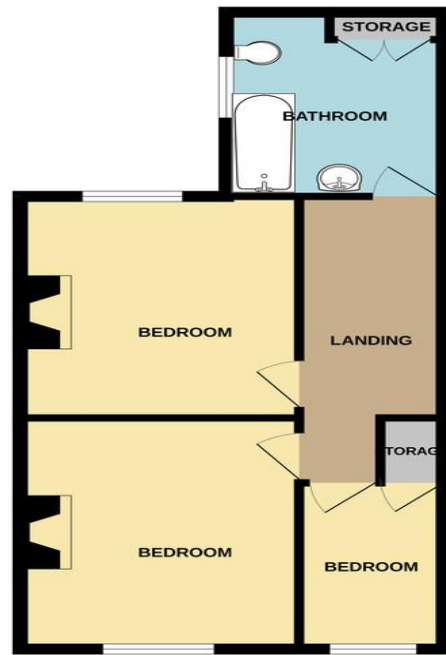
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 940 sq.ft. (87.4 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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Property Description

The property when briefly described comprises, entrance hall, bay fronted lounge, rear facing dining room open to the kitchen. First floor landing, three bedrooms, rear facing modern bathroom. Enclosed rear yard and store. THIS PROPERTY IS LET UNDER AN ASSURED SHORT HOLD TENANCY AGREEMENT AND THE MINIMUM TERM OF OCCUPANCY EITHER SIX OR TWELVE MONTHS. APPLICATIONS, FOR TENANTS (OVER 18) AND GUARANTORS ARE ALL SUBJECT TO CREDIT REFERENCING. DEPOSIT REQUIRED IS EQUIVALENT TO FIVE WEEKS RENT.



GROUND FLOOR

ENTRANCE PORCH

HALLWAY

LOUNGE

14' 6" x 12' 2" (4.42m x 3.71m)

DINING AREA

13' 2" x 12' (4.01m x 3.66m)

KITCHEN AREA

10' 0" x 8' 3" (3.05m x 2.51m)

FIRST FLOOR

LANDING

BEDROOM

12' 2" x 10' 4" (3.71m x 3.15m)

BEDROOM

12' x 10' 7" (3.66m x 3.23m)

BEDROOM

9' x 5' 5" (2.74m x 1.65m)

BATHROOM

10' 0" x 8' 2" (3.05m x 2.49m)

OUTSIDE

REAR YARD