

47A Seamer Road, Scarborough, YO12 4EF
£575 PCM

This two bedroom second floor flat with lift access is part of a conversion of the former Methodist Church on Seamer Road. The property comprises a lounge with views across Scarborough, kitchen, two bedrooms and a bathroom. The property benefits from underfloor gas central heating, door entry phone system and uPVC double glazing.

Sorry not suitable for children or pets. Strictly no smoking.
EPC rating C

COMMUNAL FRONT DOOR

leading to

HALLWAY

with stairs or lift leading to

PRIVATE FLAT DOOR

leading to

LOUNGE

with underfloor heating and window

KITCHEN

with a range of base of base and wall units, integrated oven and hob with extractor over, stainless steel sink unit and upstand, space for washing machine and fridge/freezer and underfloor heating

BEDROOM ONE

with underfloor heating and window

BEDROOM TWO

with underfloor heating and window

BATHROOM

with white WC and hand basin, shower cubicle, extractor fan and underfloor heating

DIRECTIONS

SATNAV - Postcode YO12 4EF
what3words - ///share.plant.these

UTILITIES

COUNCIL TAX - Band A (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 £130.00 (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).

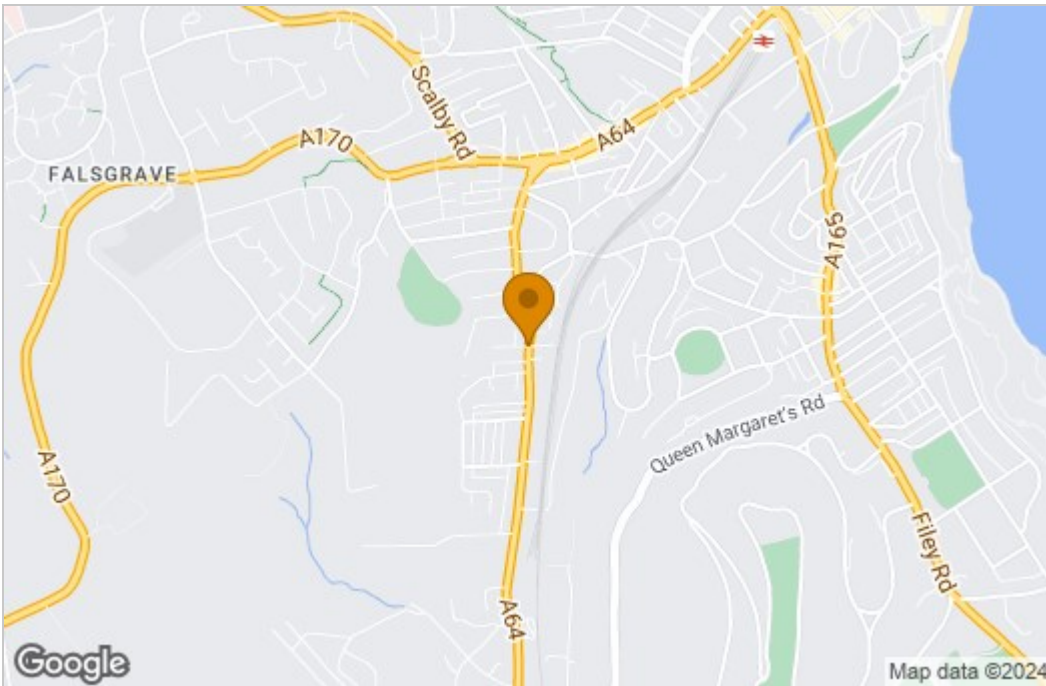
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS IS:

RENT £575.00
HOLDING DEPOSIT -£130.00
DEPOSIT £660.00

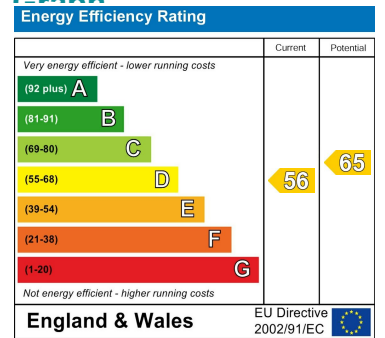
TOTAL £1105.00

Floor Plan

Area Map



Energy Efficiency Graph



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