



25 Settrington Road

, Scarborough, YO12 5DL

£800 PCM



This modern two bedroom house is situated close the Hospital and local school. It benefits from gas central heating, uPVC double glazing, designated parking and rear garden. The property comprises a lounge, kitchen, two bedrooms and bathroom.

Sorry no pets or smoking. Children considered.

EPC rating C



FRONT DOOR

leading to

PORCH

leading to

LOUNGE

with bay window overlooking the front and radiators

KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splashback, integrated electric oven, microwave and gas hob with extractor over, radiator and window and door to outside

UPSTAIRS TO

BEDROOM ONE

with radiator and window

BEDROOM TWO

with radiator and window

BATHROOM

with white three piece suite, shower over the bath and radiator

OUTSIDE

enclosed rear garden

DIRECTIONS

SATNAV - postcode YO12 5DL

what3words - ///parent.pest.pushes

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 £180.00 (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 £800.00

HOLDING DEPOSIT -£180.00

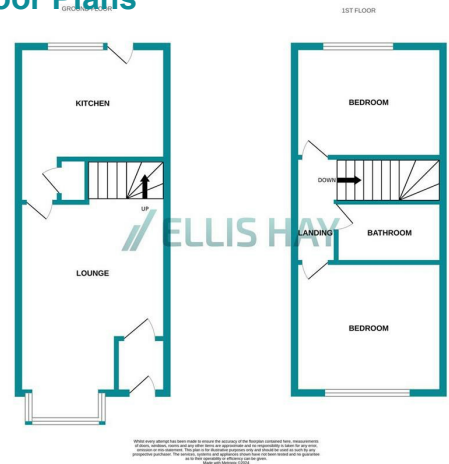
BOND £920.00

TOTAL £1540.00

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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