



**33 Britannia Street, Scarborough, YO12 7DN**

**£850 PCM**

This three bedroom terraced house is situated close to the Town Centre and also local shops. It benefits from gas central heating and uPVC double glazing. The property comprises a lounge, dining room, kitchen, three bedrooms and bathroom.

Children accepted, sorry not pets or smoking.

EPC rating D

## FRONT DOOR

leading to

## LOUNGE

with bay window and electric fire

## DINING ROOM

with door leading to outside and radiator

## KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splashback, integrated oven and hob, fridge and window

## UTILTIY ROOM

with WC, vanity basin, plumbing for washing machine window and radiator

## UPSTAIRS TO

### BEDROOM ONE

with built in cupboard, window and radiator

### BEDROOM TWO

with window and radiator

### BEDROOM THREE

with window and radiator

## BATHROOM

with white three piece suite, sower over the bath, window and radiator

## OUTSIDE

enclosed rear yard

## DIRECTIONS

SATNAV - postcode YO12 7DN

what3words - ///pouch.rival.couches

## 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 £195.00 (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 £850.00

HOLDING DEPOSIT -£195.00

DEPOSIT £980.00

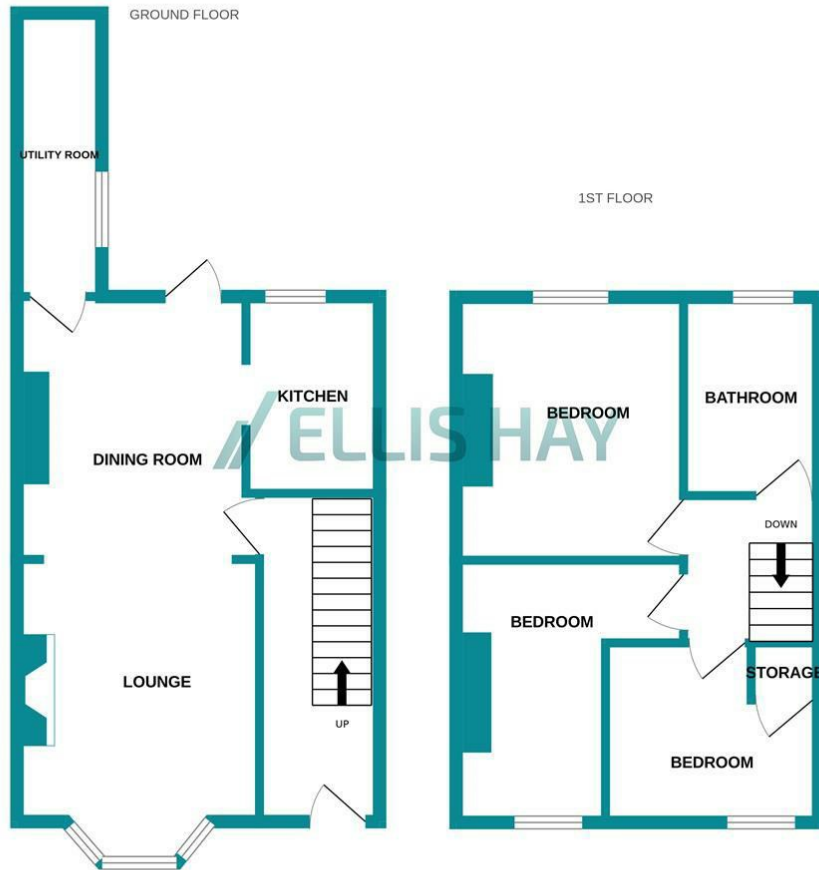
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TOTAL £1635.00

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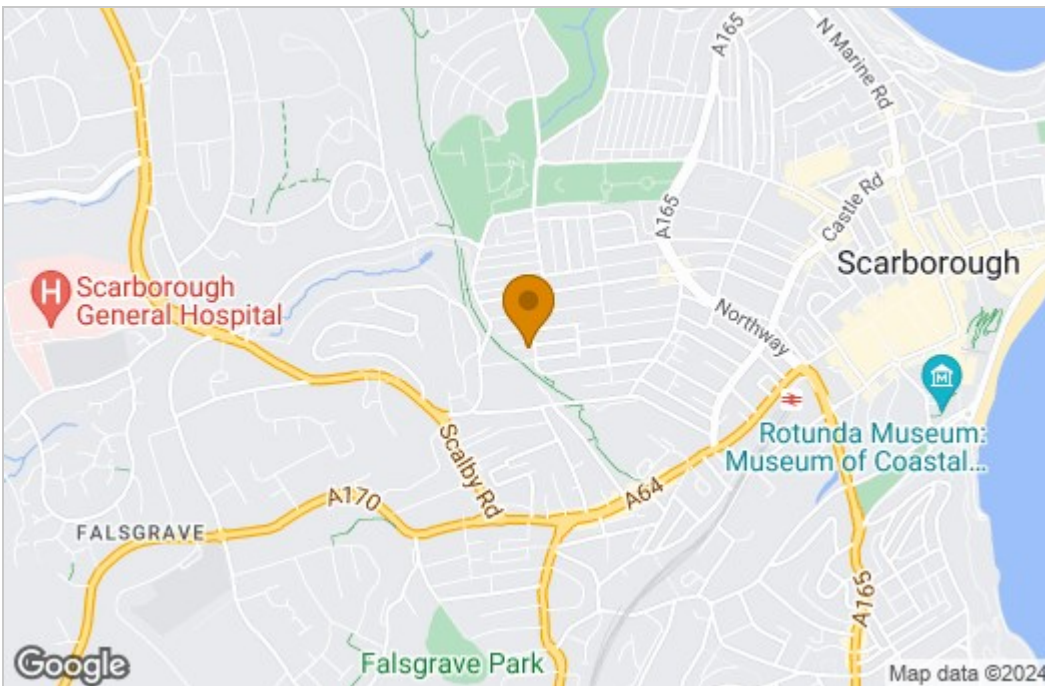


# Floor Plan

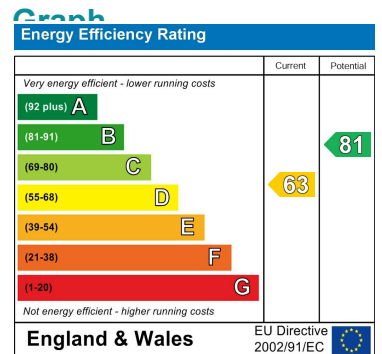


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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