



**5 Mount Cottages Seamer Road, Scarborough, YO12 4EZ**  
**£750 PCM**

This two bedroom terraced house is situated on a regular bus route to the Town Centre and within walking distance of local shops. The property comprises a lounge, dining room, kitchen, two bedrooms and a bathroom. It also benefits from gas central heating, uPVC double glazing, a rear yard and off street parking.

Children considered, Sorry no pets and strictly no smoking.

## FRONT DOOR

leading to

## HALLWAY

leading to

## LOUNGE

with bay window, gas fire and radiator

## DINING ROOM

with radiator and window

## KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splashback, space for washing machine, space for cooker, space for undercounter fridge and freezer, window and radiator

## UPSTAIRS TO

### BEDROOM ONE

with radiator and window

### BEDROOM TWO

with radiator and window

## BATHROOM

with WC, hand basin, separate shower cubicle with mixer shower and bath

## OUTSIDE

enclosed rear yard and parking space

## DIRECTIONS

SATNAV - postcode YO12 4EZ  
what3words - ///icon.pepper.nobody

## UTILITIES

COUNCIL TAX - Band A (North Yorkshire Council)  
GAS AND ELECTRIC CHARGES - TBC  
WATER CHARGES - TBC

## REFERENCING

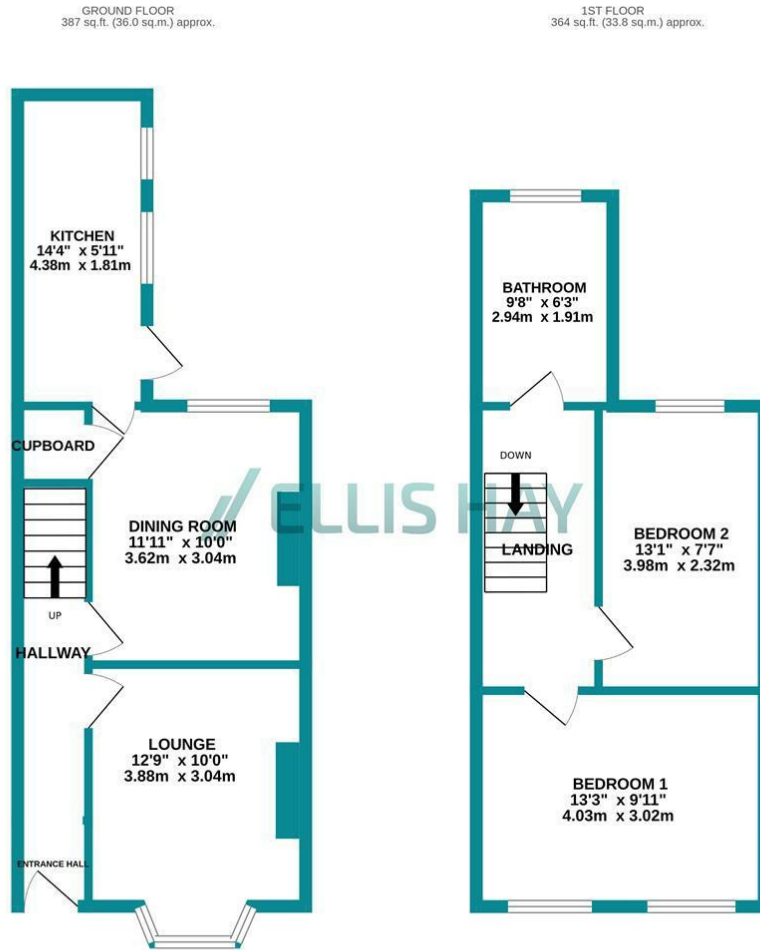
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £170.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVANT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING INFORMATION, 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 £750.00  
HOLDING DEPOSIT -£170.00  
DEPOSIT £860.00

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TOTAL £1440.00  
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# Floor Plan

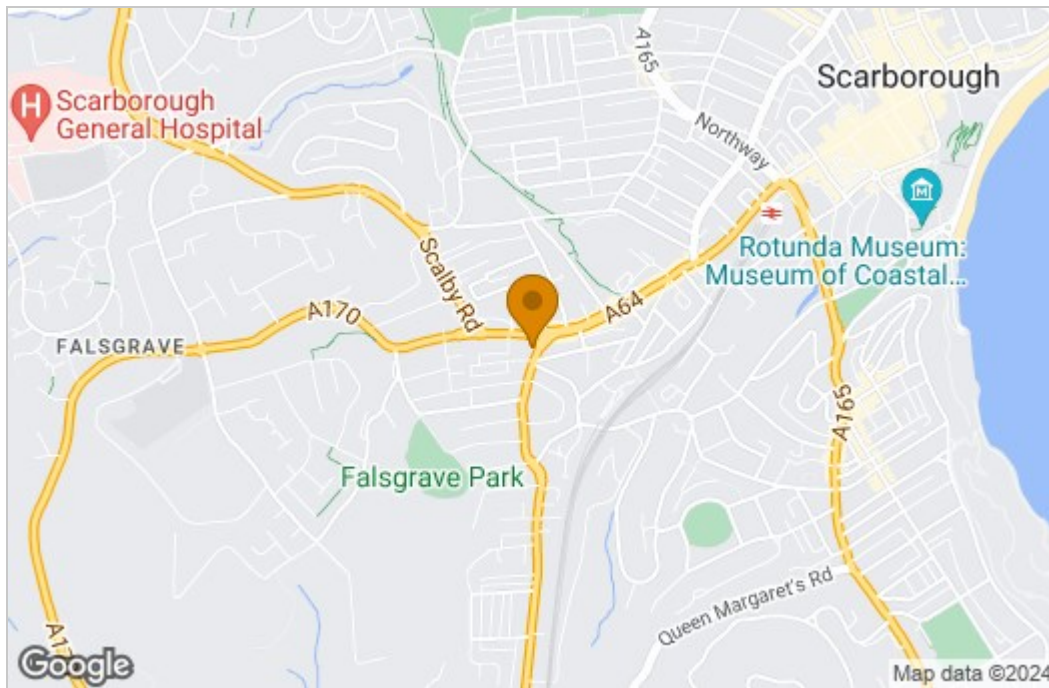


TOTAL FLOOR AREA: 751 sq.ft. (69.8 sq.m.) approx.

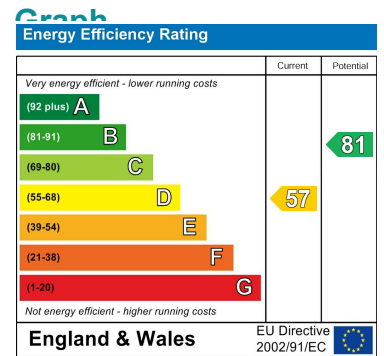
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# Area Map



# Energy Efficiency



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