



58 Spring Bank, Scarborough, YO12 4DZ

£795 PCM

This two bedroom end terrace is situated close to Falsgrave shops and within walking distance of the South Bay. It comprises a lounge, dining room, kitchen, two bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing and an enclosed rear yard.

Older children considered, sorry no pets and strictly no smoking
EPC rating C

FRONT DOOR

leading to

HALLWAY

leading to

LOUNGE

with bay window over looking the front, gas fire and surround, built in cupboard and radiator

DINING ROOM

with window overlooking the rear and radiator

KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splashback, space for fridge, space for washing machine, integrated oven and hob, window overlooking the rear, radiator and door leading to rear yard

UPSTAIRS TO

BEDROOM ONE

with two windows overlooking the front and radiator

BEDROOM TWO

with window overlooking the rear and radiator

BATHROOM

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

OUTSIDE

enclosed rear yard

DIRECTIONS

SATNAV - Postcode YO12 4DZ
what3words - ///edit.hands.swung

UTILITIES

COUNCIL TAX - Band A (North Yorkshire Council)
GAS AND ELECTRIC CHARGES - credit meter
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 DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

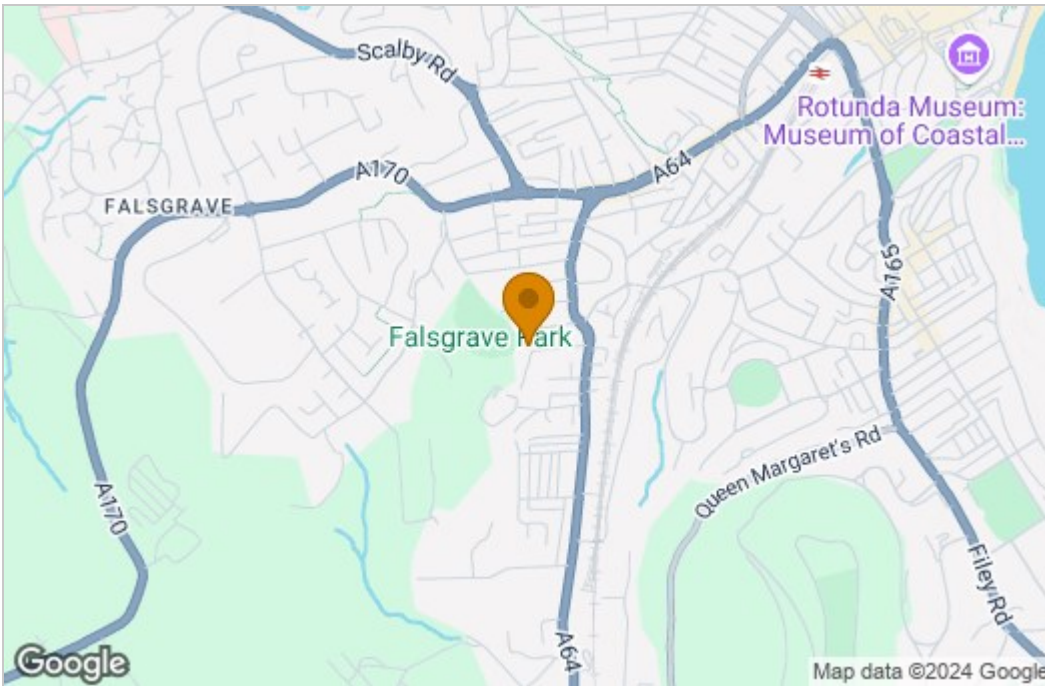
RENT £795.00

HOLDING DEPOSIT -£180.00
DEPOSIT £915.00

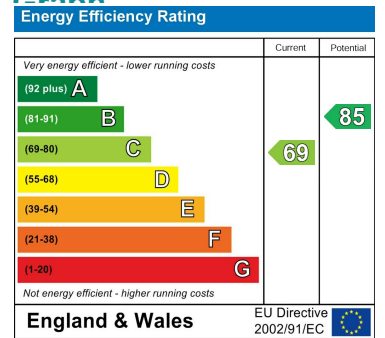
TOTAL £1530.00

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.