



**82 Highfield, Scarborough, YO12 4AN**

**£750 PCM**

This two bedroom town house is conveniently situated just off Seamer Road, close to Falsgrave Shops and Falsgrave Park. It comprises a lounge, dining room, kitchen, two bedrooms and bathroom. The property also benefits from an enclosed rear yard, UPVC double glazing and gas central heating. Children are welcome. A pet will be considered at a rent to be negotiated. Sorry strictly no smoking.

EPC Rating: D

## FRONT DOOR

leading to

## ENTRANCE HALL

leading to

## LOUNGE

With UPVC Double Glazed Bay Window overlooking the front, TV Pint, Radiator and Gas Fire.

## DINING ROOM

With UPVC Double Glazed Window overlooking the Rear, Radiator Gas Fire and Cupboards.

## KITCHEN

With range of Worktops over Base Units and Overhead Cupboards, inset Stainless Steel Sink Unit, Space for Cooker, Space for Fridge.

## UTILITY

With open Worktop and Plumbing For Automatic Washer.

## UPSTAIRS TO

### BEDROOM ONE

With UPVC Double Glazed Window overlooking the Front and Radiator.

### BEDROOM TWO

With UPVC Double Glazed Window overlooking the Rear, Radiator and Cupboards.

## BATHROOM

With White Three Piece Suite, Shower Over Bath, UPVC Double Glazed Window and Radiator.

## OUTSIDE

Forecourt and Enclosed Rear Yard.

## DIRECTIONS

SATNAV - Postcode YO12 4AN  
what3words - ///sketch.wiped.retire

## UTILITY INFORMATION

COUNCIL TAX: Band A (North Yorkshire Council)  
WATER CHARGES - Yorkshire Water  
ELECTRIC CHARGES - TBC  
GAS 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 £865.00

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TOTAL £1445.00  
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PHOTO ID AND PROOF OF INCOME ARE REQUIRED

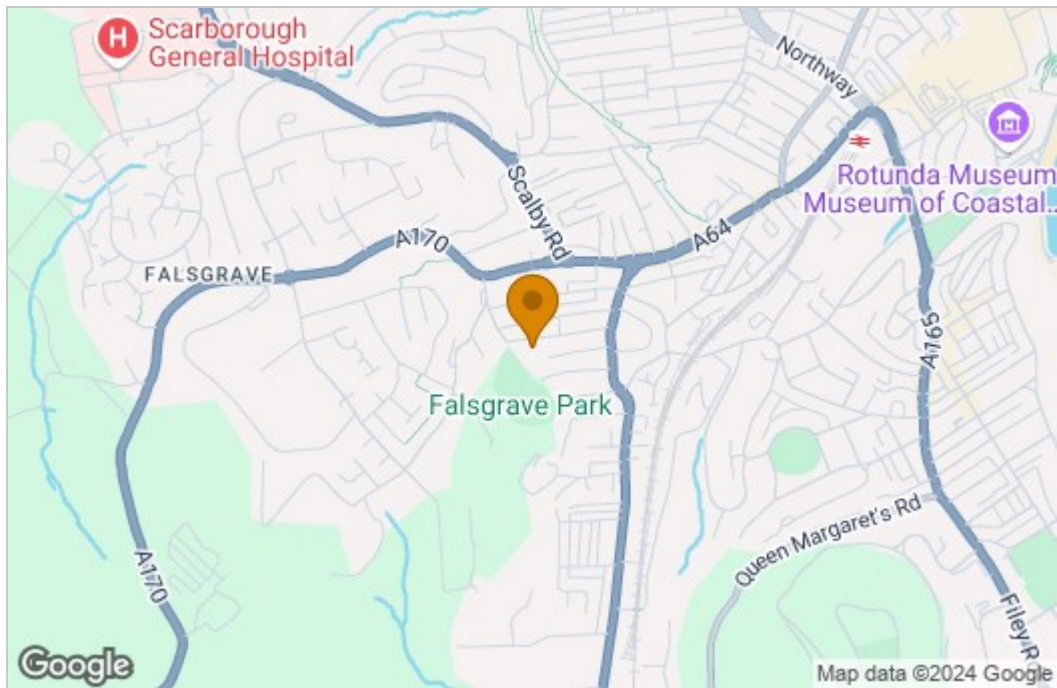


# Floor Plan



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

**Energy Efficiency Rating Graph**

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

Current: 67  
Potential: 86

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