



## 6 Ramsey Street

, Scarborough, YO12 7LR

£850 PCM



This well presented two bedroom terraced house sits on a quiet Residential Street, in a desirable location on the North Side of Scarborough, close to Town. The property benefits from Gas Central Heating ,uPVC Double Glazing and comprises; Lounge, Dining Room, Kitchen, two Bedrooms, Bathroom, and Rear Yard.

Children accepted, Sorry no pets or smoking.

EPC rating D



### FRONT DOOR

leading to

### HALLWAY

leading to

### LOUNGE

with fire, TV point, radiator and uPVC bay window overlooking the front

### DINING ROOM

with cupboard, radiator and uPVC double glazed window overlooking the rear

### KITCHEN

with a range of base and wall units, stainless steel sink, tiled splashback, integrated electric oven and hob with double UPVC patio doors leading to the back yard

### UTILITY ROOM

with plumbing for washing machine and door to rear yard

### WC

with WC and hand basin and uPVC double glazed window

### UPSTAIRS TO

### BEDROOM ONE

with radiator and two uPVC double glazed windows overlooking the front

### BEDROOM TWO

with radiator and uPVC double glazed window overlooking the rear

### BATHROOM

with white three piece suite, shower enclosure, radiator and uPVC double glazed windows

### OUTSIDE

forecourted front and enclosed rear yard

### DIRECTIONS

SATNAV - Postcode YO12 7LR

what3words - ///hills.evenly.sock

### UTILITIES

COUNCIL TAX - Band B (North Yorkshire Council)

ELECTRIC CHARGES - metered

GAS CHARGES - metered

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

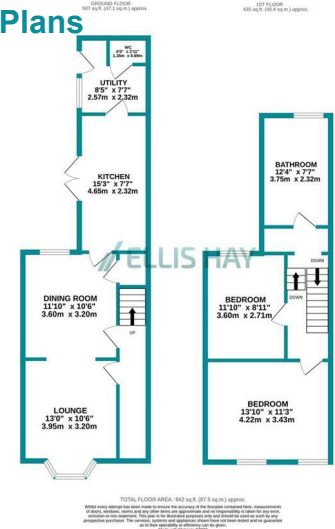
DEPOSIT £980.00

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TOTAL £1635.00  
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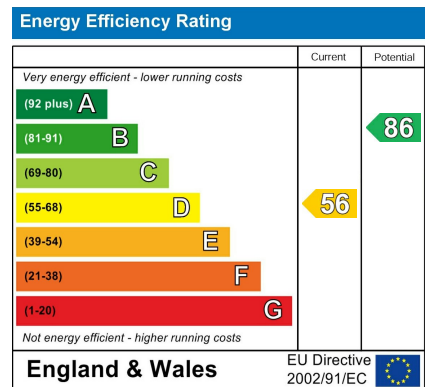
## Area Map



## Floor Plans



## Energy Efficiency Graph



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