



46 Nelson Street

, Scarborough, YO12 7SZ

£750 PCM



This modern two bedroom house is situated in the town centre. It briefly comprises a lounge, dining room, modern kitchen and bathroom plus an enclosed rear yard space, with gas central heating and UPVC double glazing throughout.

Children considered, sorry no pets or smoking
EPC rating D



FRONT DOOR

leading into

LOUNGE

With UPVC window overlooking the front of the property, radiator and phone socket

DINING ROOM

With UPVC window overlooking the rear of the property and radiator

KITCHEN

Newly fitted kitchen with a range of modern white gloss wall, base and drawer units with coordinating wood effect work top. Stainless steel sink unit with mixer tap, integrated electric oven, hob and stainless steel extractor unit over. Spaces for fridge/freezer and washing machine, wood effect floor and UPVC window overlooking the side of the property into the rear yard

BATHROOM

New modern 3 piece bathroom suite with electric shower over the bath and glass shower screen, stainless steel ladder radiator and frosted UPVC window overlooking the rear yard.

UPSTAIRS TO

BEDROOM ONE

Double bedroom with UPVC window overlooking the front, feature fireplace and two radiators

BEDROOM TWO

Double bedroom with UPVC window overlooking the rear, built in cupboard and radiator

UPSTAIRS TO.

LOFT ROOM

for storage only with Velux window

OUTSIDE

Fully enclosed yard space to the rear with access to communal alleyway

DIRECTIONS

SATNAV - postcode YO12 7SZ
what3words - ///candle.stacks.rocket

UTILITIES

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

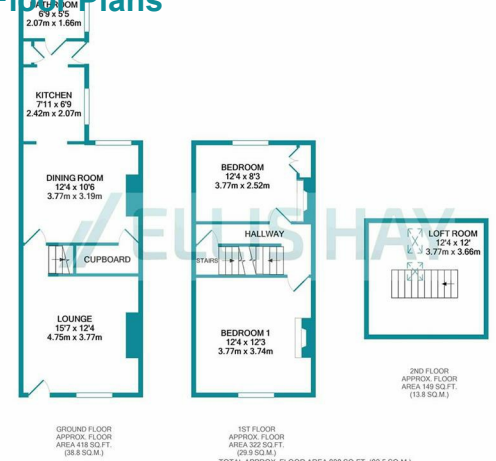
RENT £750.00
HOLDING DEPOSIT -£170.00
DEPOSIT £865.00

TOTAL £1445.00

Area Map



Floor Plans



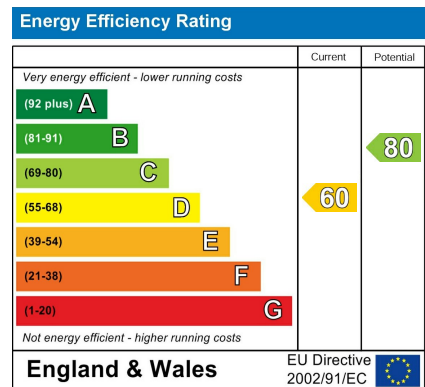
GROUND FLOOR
APPROX. FLOOR
AREA 418 SQ.FT.
(38.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 122 SQ.FT.
(11.3 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 148 SQ.FT.
(13.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 688 SQ.FT. (62.5 SQ.M.)
While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of floors, windows, doors and other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be relied upon for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given in their operability or efficiency can be given.
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Energy Efficiency Graph



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