



## Stepney Road

, Scarborough, YO12 5BT

**£750 PCM**



This modern two bedroom ground floor flat is ideally situated on a local bus route and within walking distance of Falsgrave shops. It comprises a lounge, kitchen, two bedrooms a bathroom and separate WC. It benefits from gas central heating and uPVC double glazing.

Sorry not suitable for children or pets. Strictly no smoking.

EPC rating D





COMMUNAL FRONT DOOR

leading to

FLAT DOOR

leading to

HALLWAY

leading to

LOUNGE

with bay window, electric fire and radiator

KITCHEN

with a range of base and wall units, stainless steel sink, tiled splashback, integrated oven and hob with extractor over, plumbing for washing machine, space for fridge freezer, radiator, window and door to the rear

BEDROOM ONE

with wardrobe, built in cupboard, radiator and window

BEDROOM TWO

with radiator and window

BATHROOM

with shower cubicle and hand basin

WC

with WC

OUTSIDE

small seating area

DIRECTIONS

SATNAV - postcode YO12 5BT  
what3words - ///skins.closet.dark

UTILITIES

COUNCIL TAX - Band B (North Yorkshire Council)  
GAS CHARGES - TBC  
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:

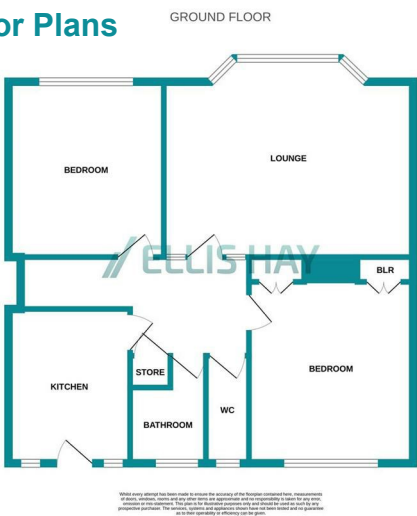
RENT £750.00  
HOLDING DEPOSIT -£170.00  
DEPOSIT £865.00

TOTAL £1445.00

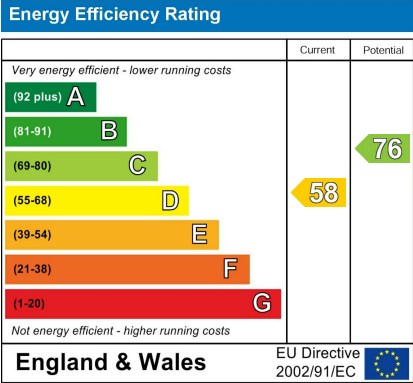
Area Map



Floor Plans



Energy Efficiency Graph



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