



**19 Hildenley Close, Scarborough, YO12 5DU**  
**£1,150 PCM**

This detached three bedroom bungalow is situated in a quiet cul-de-sac close to Scarborough Hospital and a local school. It comprises a lounge, kitchen, three bedrooms and shower room. The property benefits from off street parking, a garage and front and rear gardens and also has gas central heating and uPVC double glazing.

**THE RENT INCLUDES A GARDENER**  
Children and pets considered, strictly no smoking.  
EPC rating D

## FRONT DOOR

leading to

## HALLWAY

leading to

## LOUNGE

with bay window overlooking the front, radiator, gas fire and surround

## KITCHEN

with a range of base and wall units, stainless steel sink unit, tiles splashback, integrated electric oven and gas hob with extractor over, space for fridge freezer, plumbing for washing machine, radiator and window

## HALLWAY

leading to

## BEDROOM ONE

with built in wardrobes, radiator and window

## BEDROOM TWO

with radiator and window

## BEDROOM THREE

with radiator and patio doors to the rear garden

## BATHROOM

with WC, hand basin and shower cubicle, radiator and window

## OUTSIDE

driveway approach, garage and enclosed rear garden at the rear

## DIRECTIONS

SATNAV - postcode YO12 5DU

what3words - ///loses.broker.agent

## UTILITIES

COUNCIL TAX - Band C (North Yorkshire Council)

GAS AND ELECTRIC CHARGES - TBC

WATER CHARGES - TBC

## REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £300.00 (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 £1150.00

HOLDING DEPOSIT -£265.00

DEPOSIT £1325.00

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TOTAL £2210.00  
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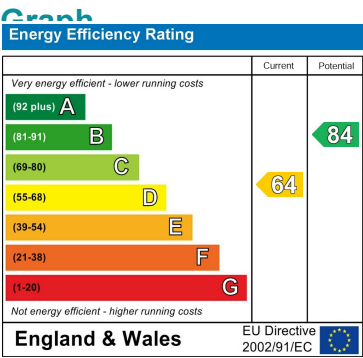


Floor Plan

Area Map



Energy Efficiency



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