



34 The Green, Scarborough, YO12 5JA
£895 PCM

This three bedroom semi-detached house is situated in Newby, close to the local school and shops. It comprises a lounge, dining room, kitchen and utility, three bedrooms and a bathroom. The property benefits from front and rear gardens, driveway and garage, gas central heating and uPVC double glazing.

Children accepted, sorry strictly no pets or smoking.
EPC rating D

FRONT DOOR

leading to

HALLWAY

leading to

LOUNGE

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

DINING ROOM

with built in cupboard, window overlooking the rear and radiator

KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splashback, space for oven, space for fridge/freezer, radiator, window and door leading to outside

UTILITY AREA

with plumbing for washing machine, space for tumble drier and window

UPSTAIRS TO

BEDROOM ONE

with fireplace, built in cupboard, radiator and window

BEDROOM TWO

with fireplace, built in cupboard, window and radiator

BEDROOM THREE

with window and radiator

BATHROOM

with a white three piece suite, shower over the bath, radiator and window

OUTSIDE

diveway approach with garden at the front, garage and garden to the rear

DIRECTIONS

SATNAV - postcode YO12 5JA
what3words - ///along.digit.since

UTILITIES

COUNCIL TAX - Band B (North Yorkshire Council)
GAS AND ELECTRIC CHARGES - metered
WATER CHARGES - TBC

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £205.00 (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:

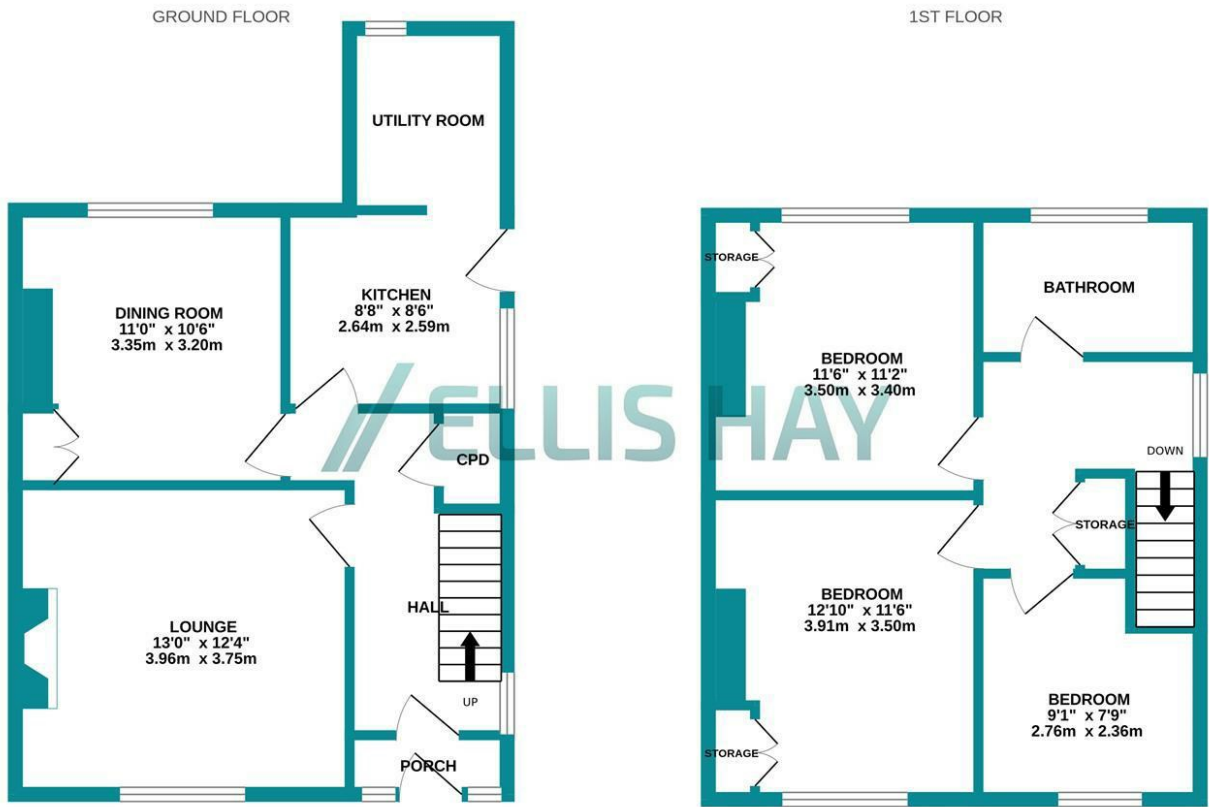
RENT £895.00

HOLDING DEPOSIT -£205.00

DEPOSIT £1030.00

TOTAL £1720.00

Floor Plan

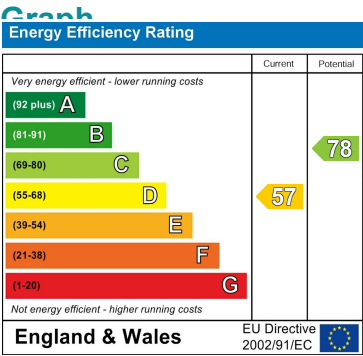


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.