



## 100 Moorland Road

, Scarborough, YO12 7RD

£775 PCM



This three bedroom mid-terraced house benefits from a garage, uPVC double glazing and gas central heating. Close to the Town Centre the property comprises an open plan lounge-dining room, kitchen, three bedrooms WC and bathroom.

Children are welcome. Pets are considered at an additional cost of £25 pcm.

Strictly no smoking.

EPC rating E



## FORECOURT FRONT

### HALLWAY

With uPVC double glazed door and radiator

### LOUNGE

With uPVC double glazed bay window, fireplace, TV and Satellite connections and radiator. Open plan to Dining Room

### DINING ROOM

With uPVC double glazed window, under-stairs cupboard, telephone socket and radiator

### KITCHEN

With a range of base and wall units, stainless steel sink, gas cooker point, plumbing for washing machine, extractor fan, uPVC double glazed window and door to back yard.

### UPSTAIRS TO

#### BEDROOM 1

With built in wardrobes, uPVC double glazed window and radiator

#### BEDROOM 2

With uPVC double glazed window and radiator

#### BEDROOM 3

With uPVC double glazed window and radiator

### BATHROOM

With bath and wash basin. Shower over the bath with bi-fold shower screen

### WC

With WC and hand wash basin

### OUTSIDE

There is an enclosed rear yard with access to the back lane and a garage with an up and over door

### DIRECTIONS

SATNAV postcode YO12 7RD  
what3words - ///under.global.tribe

### UTILITY INFORMATION

COUNCIL TAX: Band B - Scarborough Borough Council

Water Charges - To be advised

Gas Charges - Smart Meter

Electricity Charges - Smart Meter

### REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £180.00 (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 £775.00

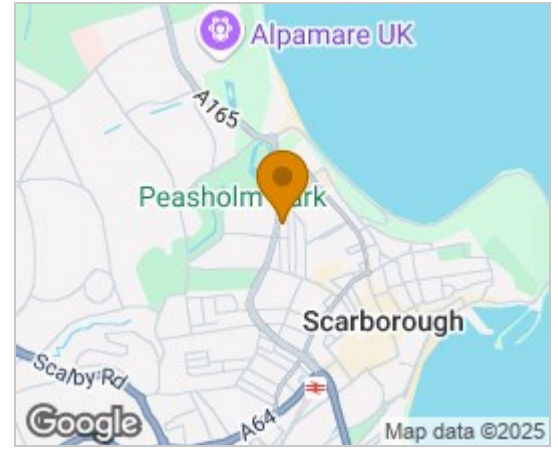
HOLDING DEPOSIT -£175.00

DEPOSIT £890.00

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TOTAL £1490.00  
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IF YOU WISH TO HAVE A PET AN ADDITIONAL AMOUNT OF £25 IS PAYABLE PCM

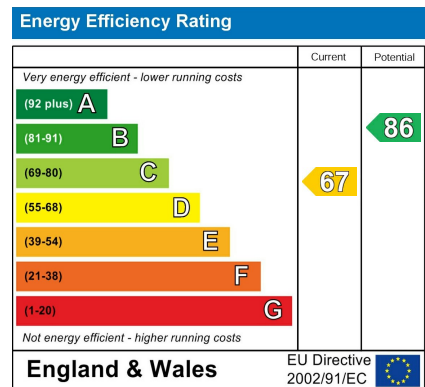
## Area Map



## Floor Plans



## Energy Efficiency Graph



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