



32 Hampton Road

, Scarborough, YO12 5PU

£750 PCM



This furnished two bedroom Terrace House is situated in a good location and is convenient for local schools, Falsgrave and is within walking distance of the Town. The property has UPVC double glazing and comprises a lounge, dining room, kitchen, two bedrooms, bathroom with shower over bath and a rear yard.

Sorry no pets and strictly no Smoking  
EPC rating D





FRONT DOOR

leading to

HALLWAY

leading to

LOUNGE

with sofa, coffee table, fire, radiator and uPVC bay window overlooking the front

DINING ROOM

with table and four chairs, sideboard, radiator and uPVC window overlooking the rear

KITCHEN

with a range of base and wall units, fridge freezer, electric oven and gas hob with extractor over, stainless steel sink unit with tiled splashback, uPVC window and door leading to rear yard

UPSTAIRS TO

BEDROOM ONE

with double bed, chest of drawers, wardrobe, radiator and uPVC double glazed window overlooking the front

BEDROOM TWO

with single bed, radiator and uPVC double glazed window overlooking the rear

BATHROOM

with white three piece suite, shower over bath, radiator and uPVC double glazed window

OUTSIDE

enclosed rear yard

DIRECTIONS

SATNAV - Postcode YO12 5PU  
what3words - ///firms.divide.direct

UTILITIES

COUNCIL TAX - Band A (North Yorkshire Council)  
ELECTRIC AND GAS 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:

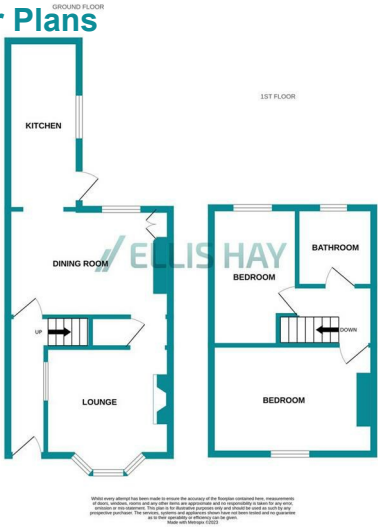
RENT £750.00  
HOLDING DEPOSIT -£170.00  
DEPOSIT £865.00

TOTAL £1445.00

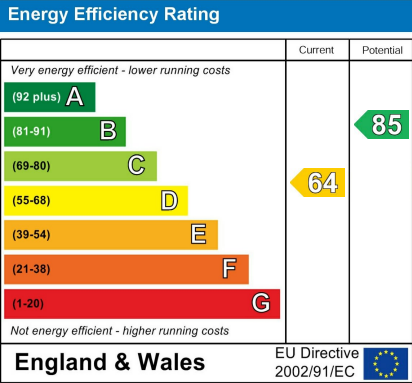
Area Map



Floor Plans



Energy Efficiency Graph



Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that (all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any Intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property