



61 Hampton Road

, Scarborough, YO12 5PX

£750 PCM



This 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 and a rear yard.

Children accepted, Strictly No pets or Smoking

EPC rating D





FRONT DOOR

leading to

HALLWAY

leading to

LOUNGE

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

DINING ROOM

with window overlooking the back and radiator

KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splashback, integrated oven and hob with extractor over, window overlooking the rear yard and radiator

UPSTAIRS TO

BEDROOM ONE

with window overlooking the front, wardrobes and radiator

BEDROOM TWO

with window overlooking the rear, radiator and wardrobe

BATHROOM

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

OUTSIDE

enclosed rear yard with outhouse

DIRECTIONS

SATNAV - postcode YO12 5PX  
what3words - ///town.army.foods

UTILITIES

COUNCIL TAX - Band A (North Yorkshire Council)  
GAS CHARGES - PAYG  
ELECTRIC CHARGES - PAYG  
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).

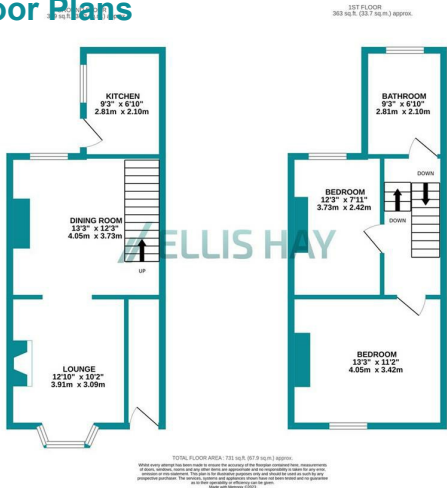
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:  
RENT £750.00  
HOLDING DEPOSIT -£170.00  
DEPOSIT £860.00

TOTAL £1440.00

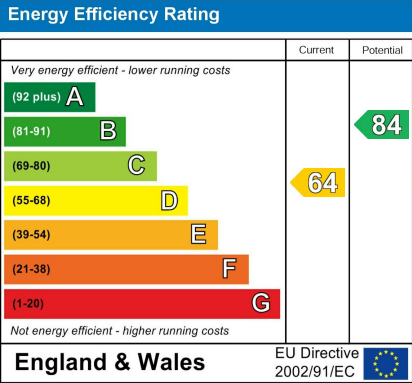
Area Map



Floor Plans



Energy Efficiency Graph



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