



134 Prospect Mount Road

, Scarborough, YO12 6EW

£795 PCM



*** APPLICATIONS FOR VIEWINGS NOW CLOSED ***

This three bedroom semi-detached property is conveniently located close to schools, bus routes and hospital. With kitchen/diner, lounge, 3 bedrooms and modern family bathroom . The property also benefits from UPVC windows, gas central heating and an enclosed rear garden. Children and pets considered. Sorry no smoking. EPC rating C



ENTRANCE AT SIDE OF PROPERTY

HALLWAY

leading to

KITCHEN

With range of base and wall units, sink with mixer tap. Built in electric oven, gas hob and extractor fan over. Space for washing machine and fridge/freezer. Wall mounted gas boiler. UPVC windows and Door giving access to rear garden.

LOUNGE

UPVC window overlooking the front of the property. Overhead light, radiator and TV point.

BEDROOM ONE

Rear facing UPVC window, overhead light and radiator,

BEDROOM TWO

Front facing UPVC window, overhead light and radiator.

BEDROOM THREE

Front facing UPVC window with overhead light and radiator.

BATHROOM

3 Piece bathroom suite, fully tiled and frosted UPVC window overlooking the rear of the property.

OUTSIDE

Enclosed rear garden with patio and lawn.

UTILITIES

COUNCIL TAX - Band B (Scarborough Borough Council)

GAS CHARGES - TBC

ELECTRIC CHARGES - TBC

WATER CHARGES - TBC

DIRECTIONS

SATNAV - postcode YO12 6EW

what3words - ///remedy.oldest.luxory

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 £795.00

HOLDING DEPOSIT -£180.00

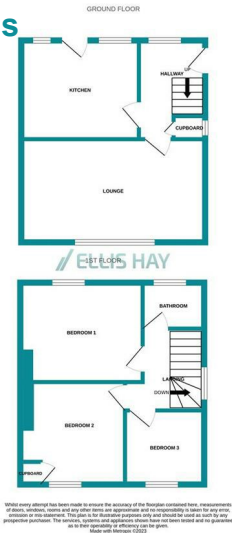
DEPOSIT £915.00

TOTAL £1530.00

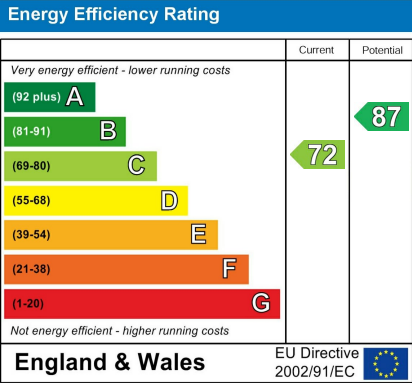
Area Map



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