



**51 Lyell Street, Scarborough, YO12 7LW**  
**£850 PCM**

This modern three bedroom house is located within walking distance of the Town Centre and North Bay. The property comprises a lounge, dining room, kitchen, three bedrooms and a bathroom. It also benefits from gas central heating, uPVC double glazing and a rear yard.

Children considered. Sorry no pets and strictly no smoking.

EPC rating D

## FRONT DOOR

leading to

## HALLWAY

leading to

## LOUNGE

with bay window over looking the front, gas fire and surround and radiator

## DINING ROOM

with window over looking the rear and radiator

## KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splash back, integrated oven and hob with extractor over, space for washing machine, space for fridge/freezer, windows and radiator

## UPSTAIRS TO

### BEDROOM ONE

with built in cupboard, window and radiator

### BEDROOM TWO

with built in cupboard, window and radiator

### BEDROOM THREE

with window and radiator

## BATHROOM

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

## OUTSIDE

enclosed rear yard

## DIRECTIONS

SATNAV - postcode YO12 7LW

what3words - ///visits.wacky.wipes

## UTILITIES

COUNCIL TAX - Band B (North Yorkshire Council)

GAS AND ELECTRIC - mains

WATER - mains

## REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £200.00 (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 £850.00

HOLDING DEPOSIT -£195.00

DEPOSIT £980.00

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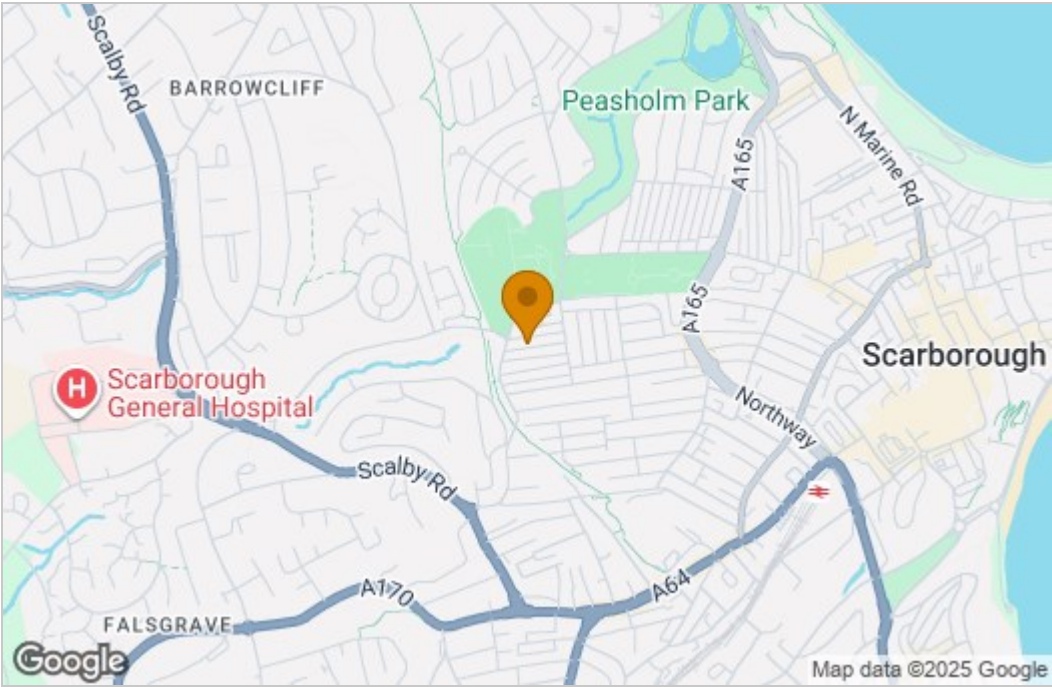
TOTAL £1635.00

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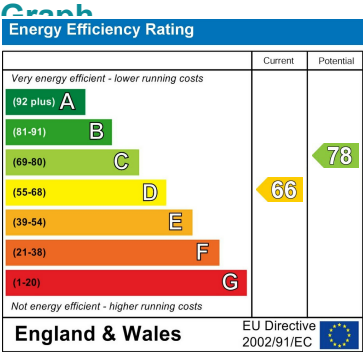


Floor Plan

Area Map



Energy Efficiency



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