



3 Nightingale Lane, Scarborough, YO12 4TU

£825

As two-bedroom semi-detached house located in the popular area of Crossgates, Scarborough.

When briefly described this property offers a Lounge, Kitchen, two Double Bedrooms, a Bathroom and a lawned area to the front and back. The property benefits from its close proximity to local amenities, including shops, schools, and parks.

No pets, children welcome, no smoking.

EPC Rating: C. Council Tax Band: B

Porch

Leading to

Lounge 21'3" x 11'6" (6.48 x 3.53)

Front facing UPVC windows, laminate flooring throughout, overhead lighting and radiator.

Kitchen 11'6" x 7'7" (3.53 x 2.32)

Rear facing UPVC window, laminated flooring throughout, part tiled and a range of base, drawer and wall units. Plumbing for washing machine, space for a free standing fridge freezer, electric oven and extractor fan above.

Bedroom One 11'6" x 11'4" (3.53 x 3.47)

Rear facing UPVC window, carpeted throughout, overhead lighting, radiator and small storage cupboard.

Bedroom two 11'6" x 9'11" (3.53 x 3.04)

Front facing UPVC window, carpeted throughout, overhead lighting and radiator.

Bathroom 5'11" x 5'7" (1.82 x 1.71)

Side facing frosted window, laminated flooring throughout, WC and basin. Part tiled with shower over bath and heated towel rail.

Outside

To the front of the property a driveway leading to the front door with lawned area.

At the rear of the property is a lawned garden, paved patio with storage shed to the side.

Directions

What 3 Words: ///relations.joked.miracles

Referencing

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £190.00 (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 THAT ARE DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

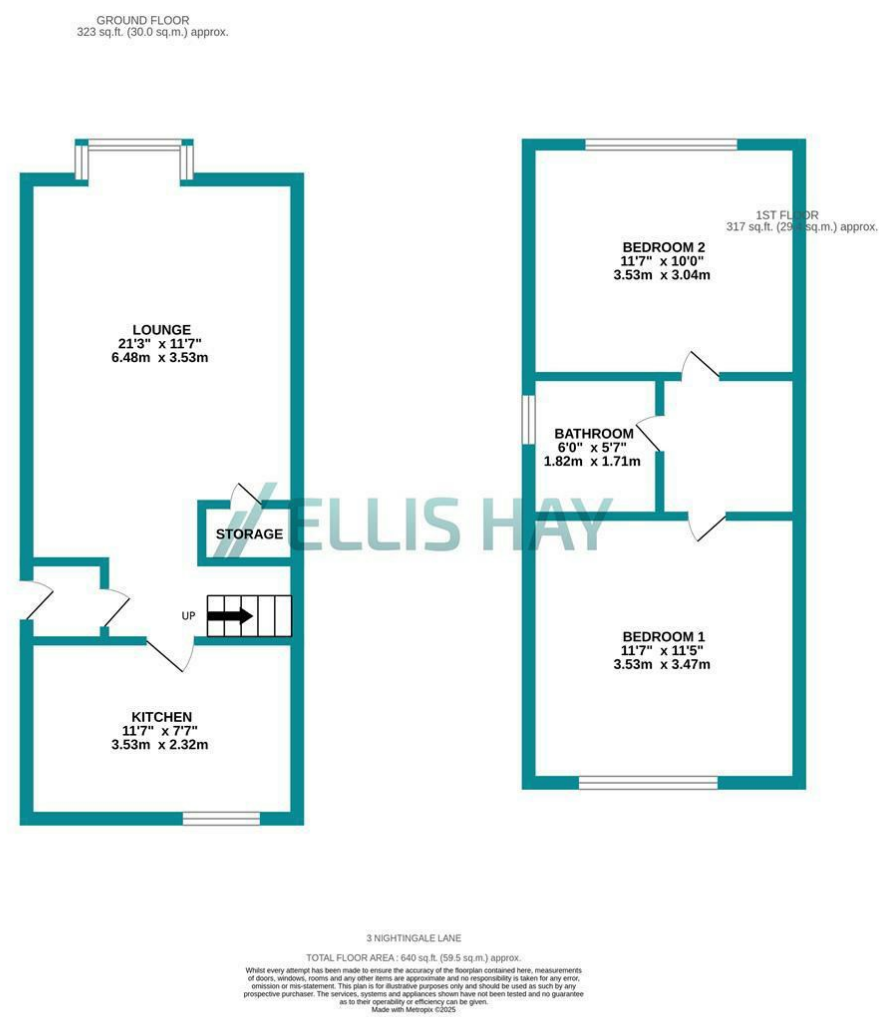
RENT £825.00

HOLDING DEPOSIT -£190.00

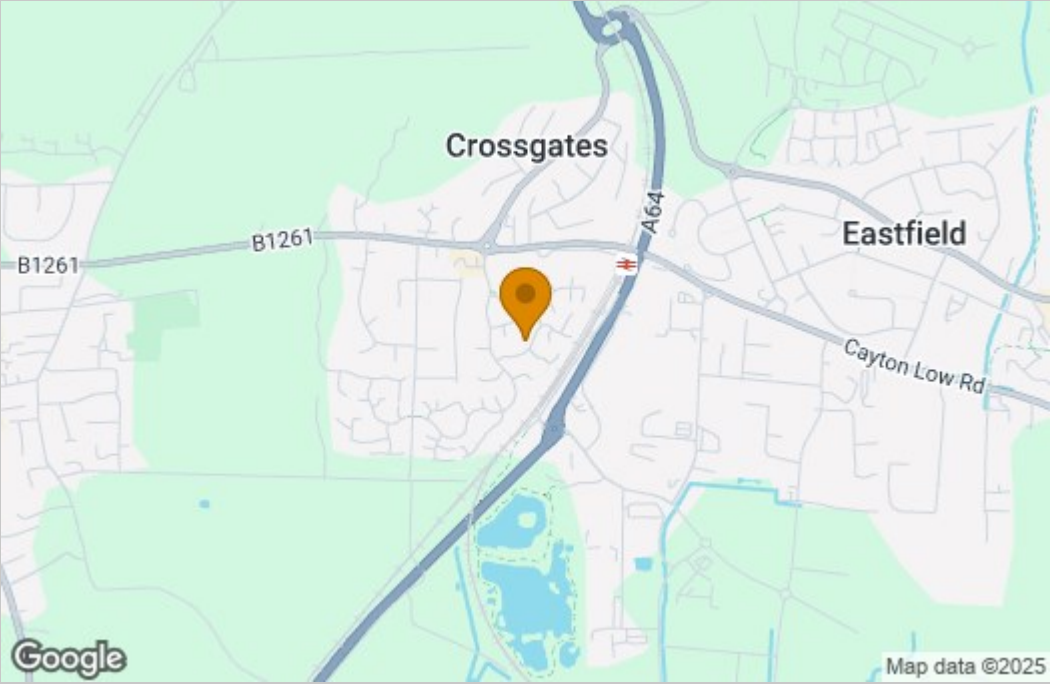
BOND £950.00

TOTAL £1585.00

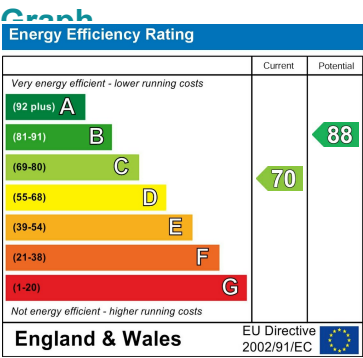
Floor Plan



Area Map



Energy Efficiency



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.