



Pasture Lane, Scarborough, YO12 4QJ
£725 PCM

This ground floor flat is situated in the popular village of Seamer, close to a bus route and local shops, pub and cafe. The property comprises a lounge, kitchen, two bedrooms and a bathroom. It also benefits from a maintained communal garden, gas central heating and a layby for parking one vehicle only.

Not suitable for children, Pets not permitted and strictly no smoking.

EPC rating C

FLAT DOOR

leading to

HALLWAY

leading to

LOUNGE

with uPVC double glazed bay window overlooking the front, uPVC double glazed window overlooking the side and radiator

KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splash backs, space for washing machine, space for fridge/freezer, space for cooker, built in cupboard, uPVC double glazed window overlooking the rear and radiator

BEDROOM ONE

with built in cupboard, uPVC double glazed window and radiator

BEDROOM TWO

with uPVC double glazed window and radiator

BATHROOM

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

OUTSIDE

Communal garden and layby parking for one car

DIRECTIONS

SATNAV - postcode YO12 4QJ
what3words - ///rank.escorting.infinite

UTILITIES

COUNCIL TAX - Band B (North Yorkshire Council)
GAS CHARGES - metered
ELECTRIC CHARGES - metered
WATER CHARGES - TBC

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £165.00 (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 £725.00

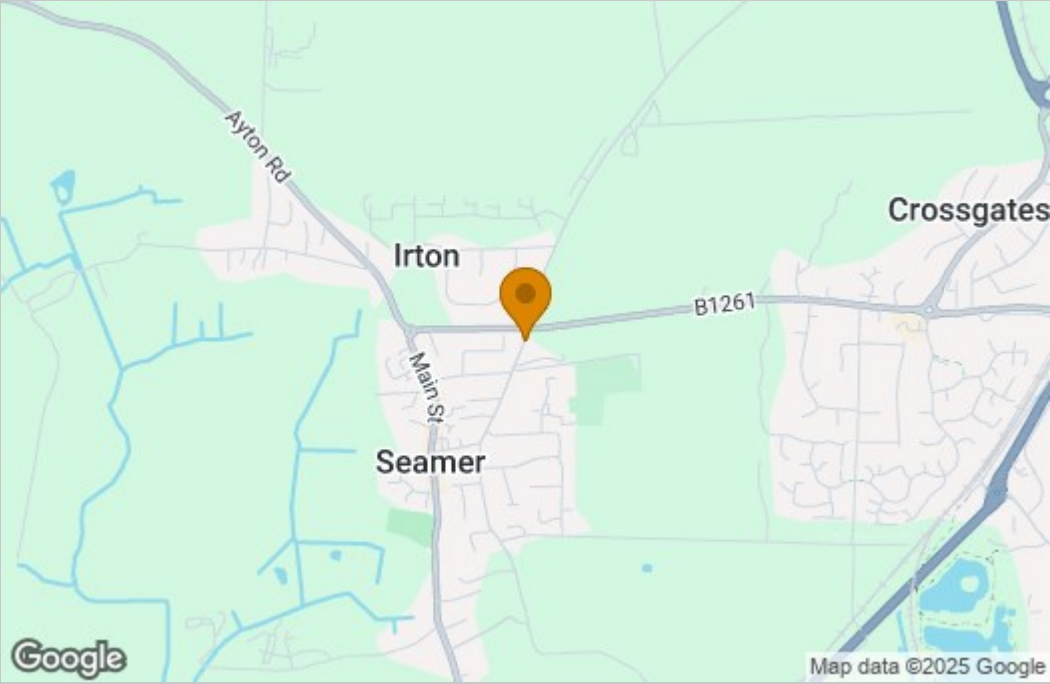
HOLDING DEPOSIT -£165.00

DEPOSIT £835.00

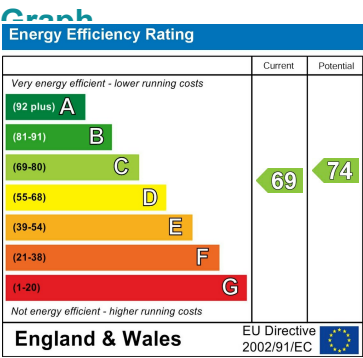
TOTAL £1395.00

Floor Plan

Area Map



Energy Efficiency



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