



**159 Falsgrave Road, Scarborough, YO12 5EY**  
**£850 PCM**

This three bedroom town house is situated on Falsgrave, close to the train station and Town Centre. It comprises a lounge, dining room, kitchen, three bedrooms and a bathroom.

Children accepted, sorry no pets or smoking.

EPC rating D

## FRONT DOOR

leading to

## HALLWAY

leading to

## LOUNGE

with bay window over looking the front and radiator

## DINING ROOM

with window and radiator

## KITCHEN

with a range of base and wall units, tiled splash back, stainless steel sink unit, space for oven, space for fridge, space for washing machine, window over looking the rear, door leading to rear yard and radiator

## UPSTAIRS TO

### BEDROOM ONE

with two windows and radiator

### BATHROOM

with white three piece suite, shower enclosure, built in cupboard, window and radiator

## UPSTAIRS TO

### BEDROOM TWO

with window and radiator

### BEDROOM THREE

with window and radiator

## OUTSIDE

rear yard

## DIRECTIONS

SATNAV - postcode YO12 5EY  
what3words - ///magma.brush.then

## UTILITIES

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

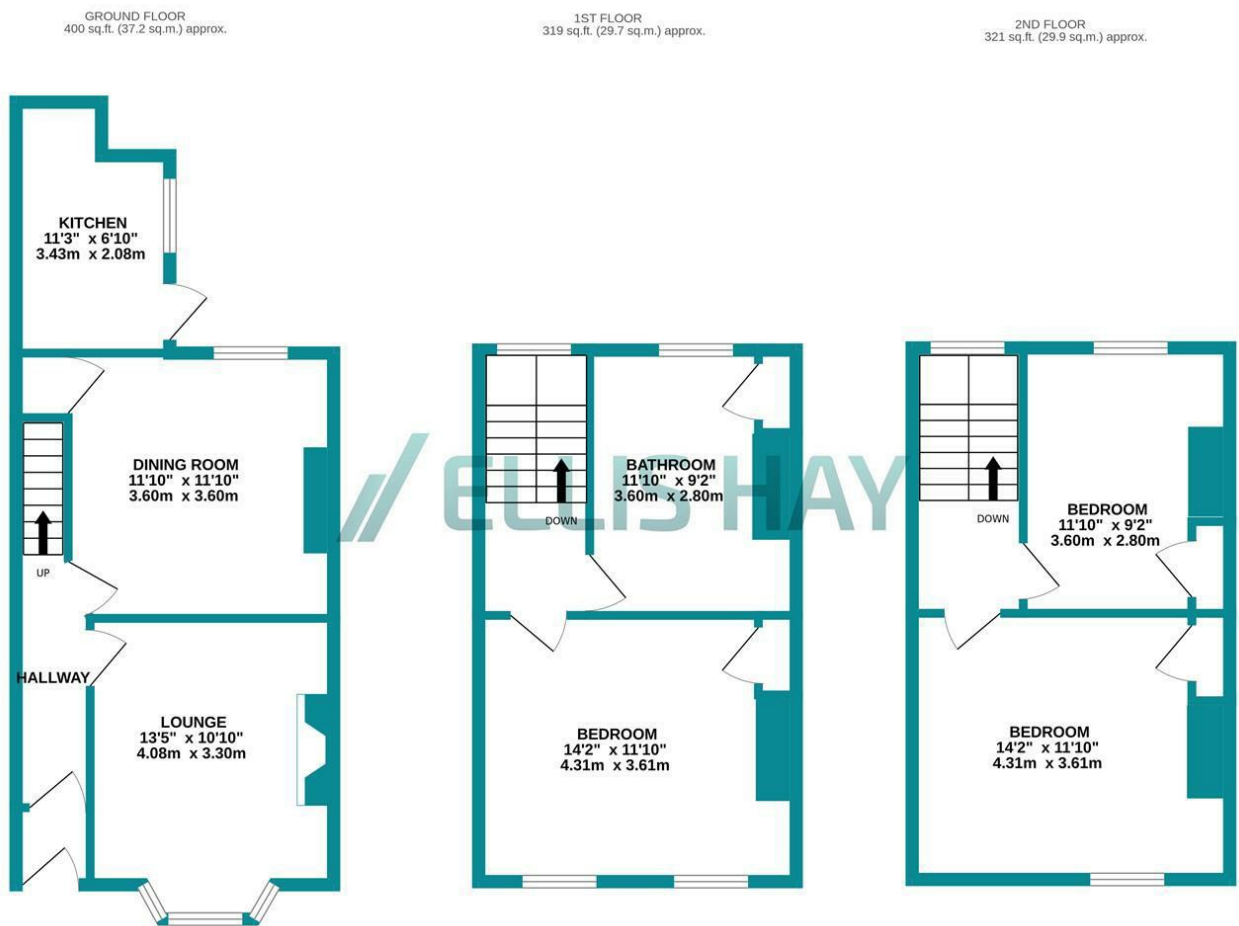
## REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £195.00 (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 IS:  
RENT £850.00  
HOLDING DEPOSIT -£195.00  
DEPOSIT £980.00

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TOTAL £1635.00  
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Floor Plan

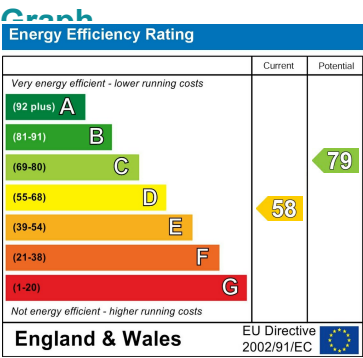


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency



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