



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

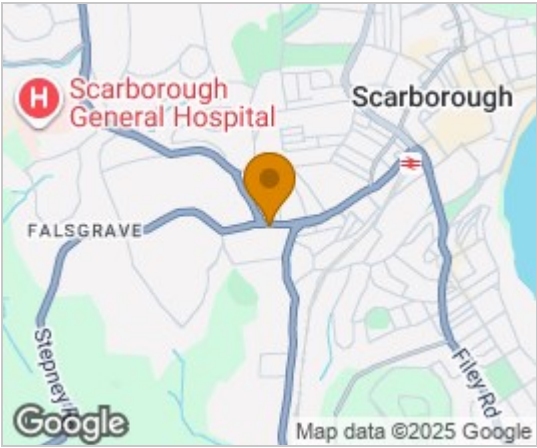
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £195.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVANT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING INFORMATION, 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:

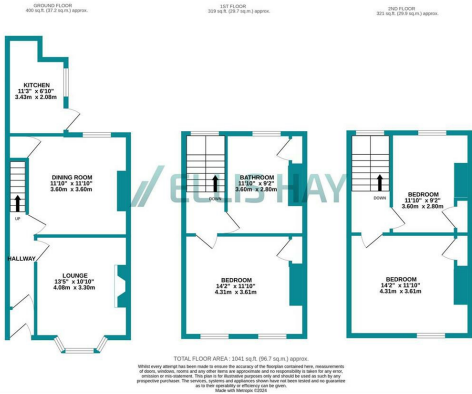
RENT £850.00
HOLDING DEPOSIT -£195.00
DEPOSIT £980.00

TOTAL £1635.00

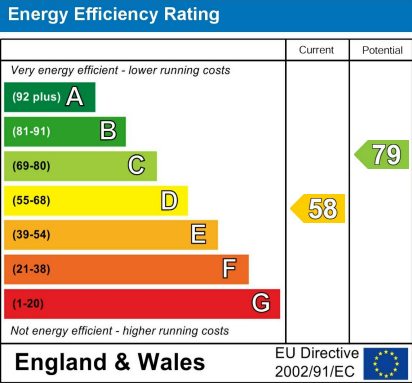
Area Map



Floor Plans



Energy Efficiency Graph



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