



52 Moorland Road, Scarborough, YO12 7RB
£795 PCM

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

Children accepted, pets considered, strictly no smoking.

EPC rating E

FRONT DOOR

leading to

HALLWAY

leading to

LOUNGE

with bay window overlooking the front and radiator

DINING ROOM

with window over looking the rear and radiator

KITCHEN

with a range of base and wall units, composite sink unit, tiled around, integrated oven and gas hob with extractor over, space for washing machine, space for fridge/freezer, window and door leading to outside

UPSTAIRS TO

BEDROOM ONE

with built in cupboards, window and radiator

BEDROOM TWO

with built in cupboards , window and radiator

BEDROOM THREE

with window and radiator

BATHROOM

with WC, hand basin and shower cubicle, radiator and window

OUTSIDE

rear yard

DIRECTIONS

SATNAV - postcode YO12 7RB
what3words - ///sulk.clay.scary

UTILITIES

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

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £180.00 (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 £795.00

HOLDING DEPOSIT -£180.00

DEPOSIT £915.00

TOTAL £1530.00

Floor Plan

