



39 High Street

Snainton, Scarborough, YO13 9AE

£750 PCM



This modern two bedroom cottage is situated in the pretty village of Snainton. The property comprises a lounge, kitchen/diner, two bedrooms and a bathroom. The property has double glazing throughout and gas central heating.

Strictly no Smoking,

Not suitable for children or pets.

EPC Rating D



FRONT DOOR

leading to

LOUNGE

with fireplace and window

DINING KITCHEN

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

BATHROOM

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

UPSTAIRS TO

BEDROOM ONE

with radiator and window

BEDROOM TWO

with radiator and window

OUTSIDE

rear yard

DIRECTIONS

SATNAV - postcode YO13 9AE
what3words - ///gloom.amaze.smarting

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 £170.00 (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).

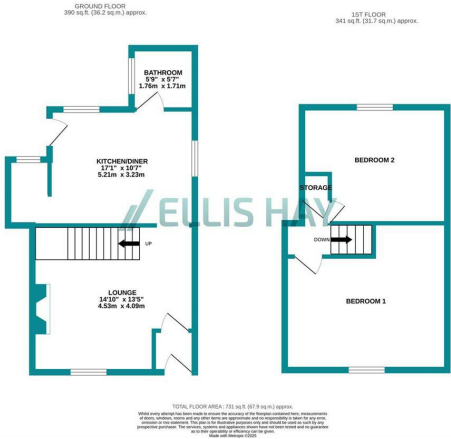
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:
RENT £750.00
HOLDING DEPOSIT -£170.00
DEPOSIT £865.00

TOTAL £1445.00

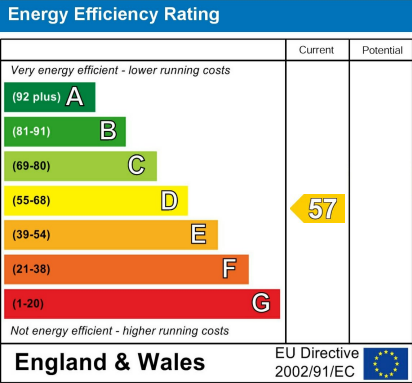
Area Map



Floor Plans



Energy Efficiency Graph



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