



93 Hampton Road, Scarborough, YO12 5PX

£795 PCM

This two bedroom Terrace House is situated in a good location and is convenient for local schools, Falsgrave and is within walking distance of the Town. The property comprises three good-sized bedrooms, a lounge/diner, kitchen and bathroom. It benefits from gas central heating, uPVC double glazing and a rear yard.

Children accepted, pets considered, strictly no smoking.

EPC rating E

FRONT DOOR

leading to

LOUNGE/DINER

open plan with UPVC windows overlooking the front and the side of the property, fireplace with feature wooden surround, cupboard and radiators and overhead spot lights.

KITCHEN

Range of base and wall units, stainless steel sink, tiled splashback, integrated electric oven, gas hob and stainless steel extractor fan over, space for fridge/freezer, space for washing machine and tumble dryer, uPVC window overlooking the side of the property and door to outside.

UPSTAIRS TO

BEDROOM ONE

uPVC window overlooking the side of the property and radiator.

BEDROOM TWO

uPVC window overlooking the front of the property and radiator.

BATHROOM

with white three piece suite, shower over the bath with glass screen, uPVC window overlooking the side of the property and radiator

UPSTAIRS TO

BEDROOM THREE

uPVC window overlooking the rear of the property, radiator and cupboard.

OUTSIDE

Rear hard landscaped yard with shed and access to the rear alley.

DIRECTIONS

SATNAV - postcode YO12 5PX

what3words - ///desire.view.washed

UTILITIES

COUNCIL TAX - Band A (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 £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 IS:

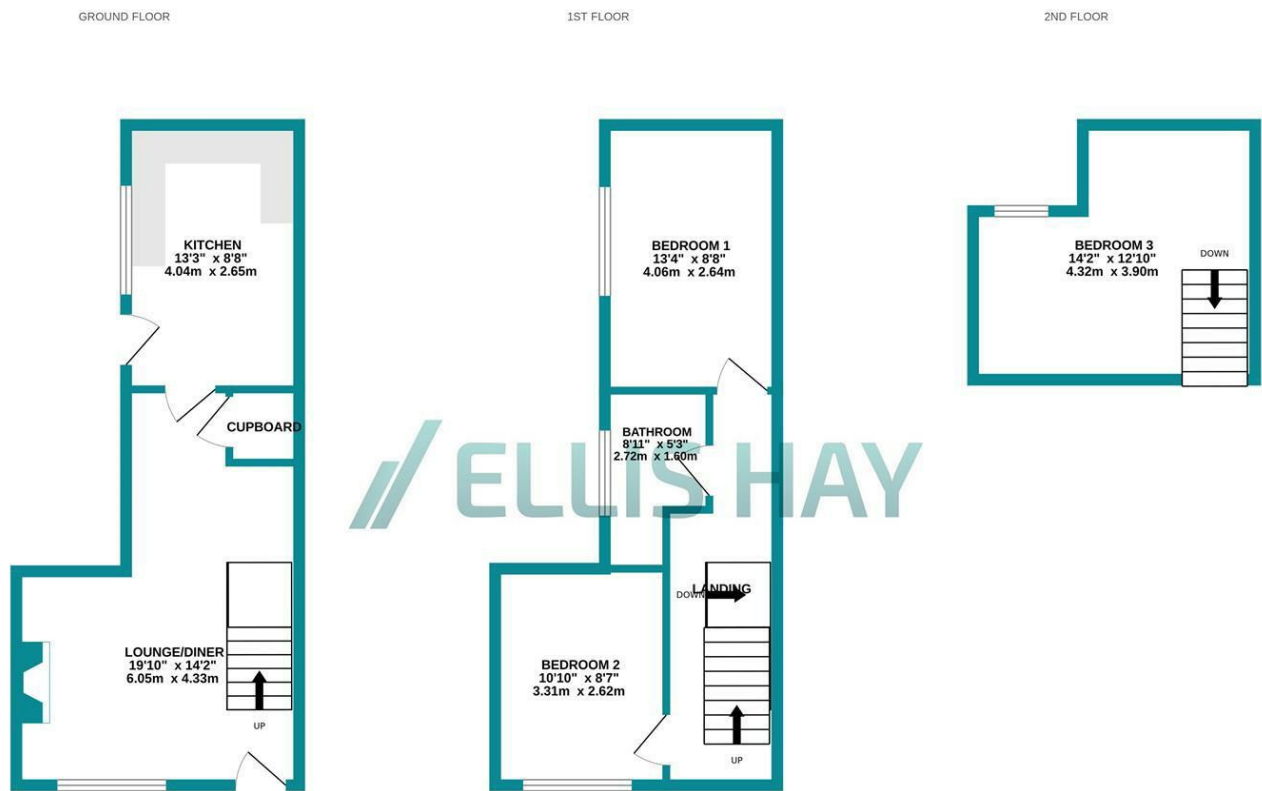
RENT £795.00

HOLDING DEPOSIT -£180.00

DEPOSIT £915.00

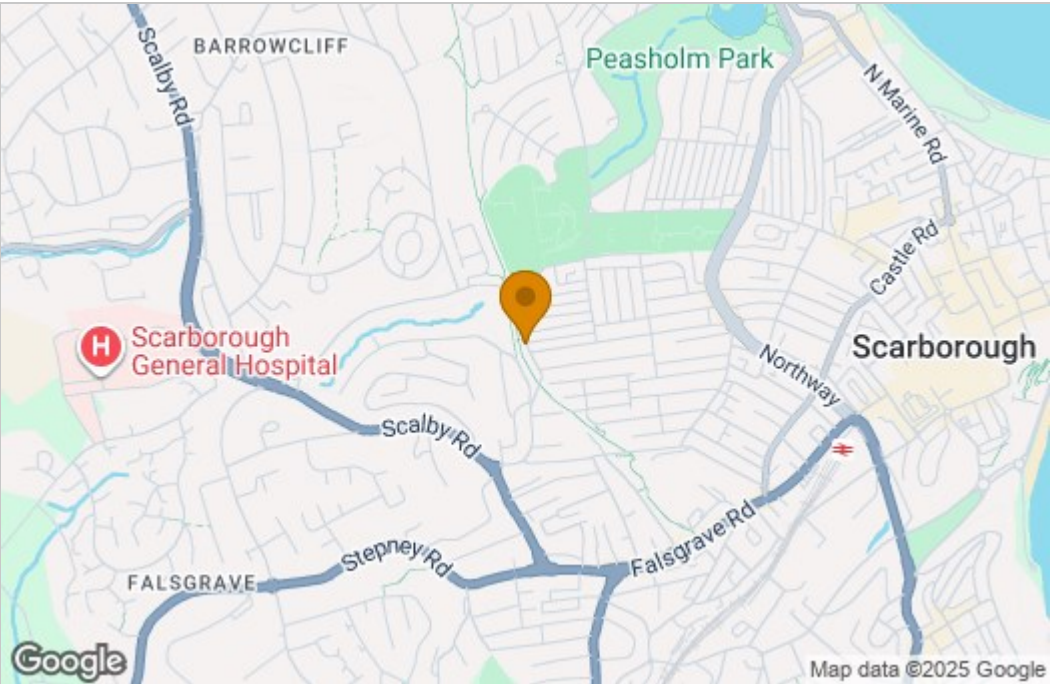
TOTAL £1530.00

Floor Plan

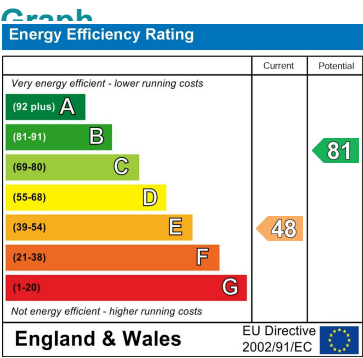


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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