



**71 St. Leonards Crescent, Scarborough, YO12 6SR**

**£795 PCM**

This three bedroom end of terrace house is situated in the Barrowcliff area of Scarborough. It comprises a lounge, modern kitchen, three bedrooms and a bathroom. The property benefits from gas central heating, uPVC double glazing and gardens front and back.

Children accepted, a pet will be considered. Sorry strictly no smoking.

EPC Rating: D

## FRONT DOOR

leading to

## KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splash back, integrated electric oven and gas hob with extractor over, space for washing machine, space for fridge, radiator and door leading to outside

## HALLWAY

leading to

## LOUNGE

with radiator and window

## BATHROOM

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

## UPSTAIRS TO

### BEDROOM ONE

with built in wardrobe, radiator and window

### BEDROOM TWO

with radiator and window

### BEDROOM THREE

with radiator and window

## OUTSIDE

front and rear gardens

## DIRECTIONS

SATNAV - postcode YO12 6SR  
what3words - ///bikes.purely.goal

## UTILITIES

COUNCIL TAX - Band A (North Yorkshire Council)  
GAS CHARGES - TBC  
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).

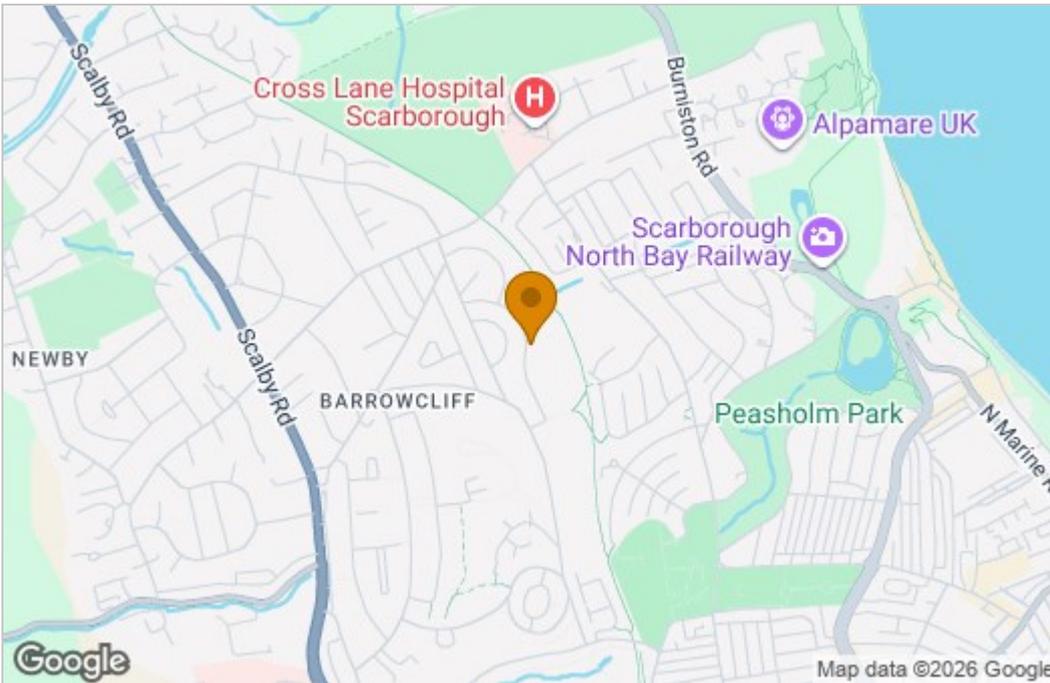
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS IS:  
RENT £795.00  
HOLDING DEPOSIT -£180.00

DEPOSIT £915.00

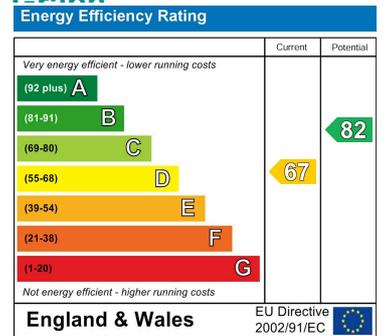
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TOTAL £1530.00  
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# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.