



39 Harcourt Avenue, Scarborough, YO12 4EX

£795 PCM

A lovely two bedroom terraced house situated just off Seamer Road. The property consists of a lounge dining room, kitchen, two bedrooms and a bathroom. It also benefits from a good sized rear yard with raised decked area, Gas central heating and uPVC double glazing.

Strictly no smoking.

EPC rating D

FRONT DOOR

leading to

HALLWAY

leading to

LOUNGE

with bay window overlooking the front, fireplace with fire and radiator

DINING ROOM

with window and radiator

KITCHEN

with a range of base and wall units, stainless steel sink, tiled splashback, cooker, plumbing for washing machine, space for fridge/freezer, radiator, window and door leading to outside

UPSTAIRS TO

BEDROOM ONE

with window and radiator

BEDROOM TWO

with window and radiator

BATHROOM

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

OUTSIDE

enclosed rear yard

DIRECTIONS

SATNAV - postcode YO12 4EX
what3words - ///elite.spoke.silk

UTILITIES

COUNCIL TAX - Band A (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 £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 THAT ARE DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £795.00

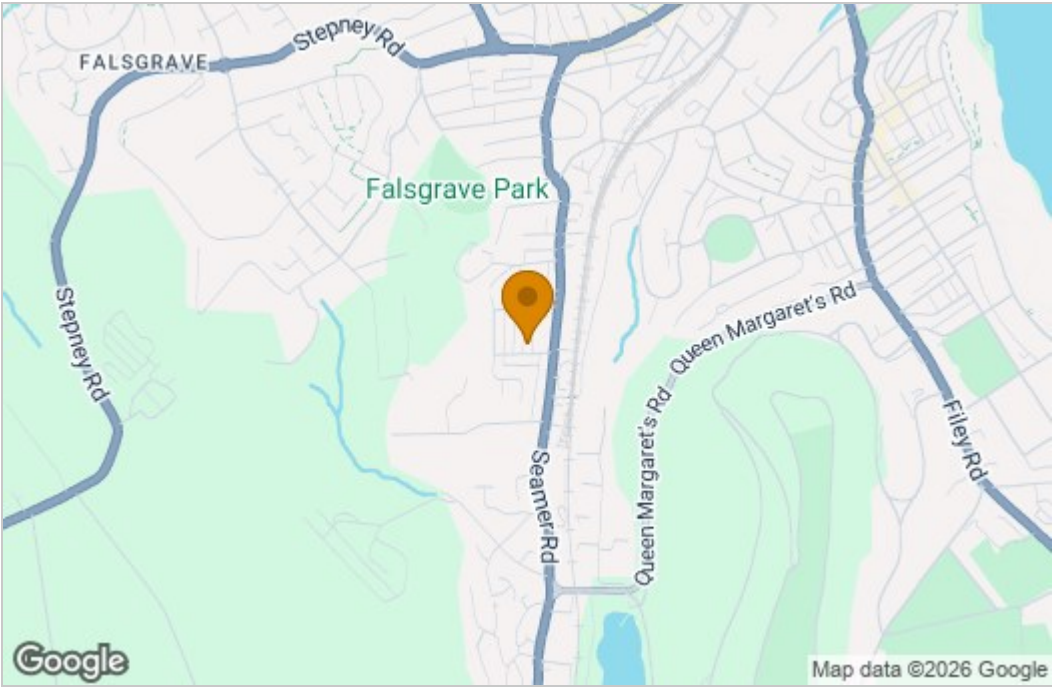
HOLDING DEPOSIT -£180.00

BOND £915.00

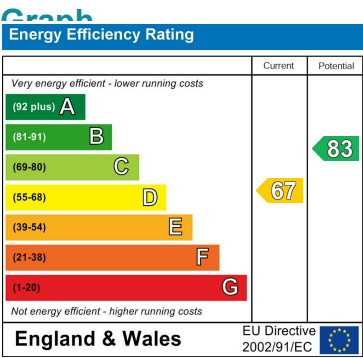
TOTAL £1530.00

Floor Plan

Area Map



Energy Efficiency



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