



89 Tennyson Avenue, Scarborough, YO12 7RF
£895 PCM

This newly refurbished two bed roomed terrace house is situated on the North side of town and is only a few minutes walk to the town centre. It comprises a lounge, dining room, newly fitted kitchen, two bedrooms and a bathroom. The property benefits from being freshly decorated and carpeted throughout, uPVC double glazing and gas central heating.

Strictly no smoking

EPC Rating: D

FRONT DOOR

leading to

HALLWAY

leading to

LOUNGE

with bay window overlooking the front, gas fire and surround and radiator

DINING ROOM

with built in cupboard, window overlooking the rear and radiator

KITCHEN

newly fitted with a range of base and wall units, stainless steel sink, tiled splash back, integrated electric oven with gas hob and extractor over, space for washing machine, space for fridge/freezer, window overlooking the rear and door leading to outside

UPSTAIRS TO

BEDROOM ONE

with built in cupboard, windows overlooking the front and radiator

BEDROOM TWO

with built in cupboard, window overlooking the rear and radiator

BATHROOM

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

OUTSIDE

enclosed rear yard with gate access to the back alley

DIRECTIONS

SATNAV - postcode YO12 7RF

what3words - ///bucks.monks.bonus

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 £205.00 (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 £895.00

HOLDING DEPOSIT -£205.00

DEPOSIT £1030.00

TOTAL £1720.00

Floor Plan

