



## 23 Tindall Street

, Scarborough, YO12 7EF

£750 PCM



This two bedroom terraced house is located close to the town centre and has easy access to both bays. The property comprises a through lounge-dining room, kitchen, two bedrooms and a bathroom. It benefits from gas central heating, uPVC double glazing, and an enclosed rear yard.

Strictly no smoking.

EPC rating D



## FRONT DOOR

leading to

## HALLWAY

leading to

## LOUNGE

with a uPVC bay window overlooking the front of the property., gas fire with wood mantel radiator and open access to

## DINING ROOM

with uPVC double glazed window over looking the rear and radiator

## KITCHEN

with a range of base and wall units, stainless steel sink unit and tiled splash back, space for cooker and fridge, UPVC window overlooking rear and door

## BEDROOM ONE

with window overlooking the front, radiator and built in cupboard

## BEDROOM TWO

with uPVC window over looking the rear and radiator

## BATHROOM

with a WC, hand basin and shower cubicle with electric shower, radiator and window

## OUTSIDE

Forecourt at the front of the property and enclosed yard at the rear.

## DIRECTIONS

SATNAV - postcode YO12 7EF

what3words - ///gifted.votes.guilty

## 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 £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 THAT ARE DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £750.00

HOLDING DEPOSIT -£170.00

BOND £865.00

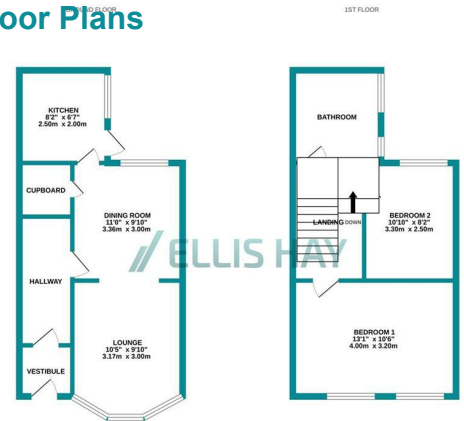
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TOTAL £1445.00  
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## Area Map



## Floor Plans



## Energy Efficiency Graph

