



## 134 Prospect Mount Road

, Scarborough, YO12 6EW

£795 PCM



This three bedroom semi-detached property is conveniently located close to schools, bus routes and hospital. With kitchen/diner, lounge, 3 bedrooms and modern family bathroom. The property also benefits from UPVC windows, gas central heating and an enclosed rear garden.

Children and pets considered. Sorry no smoking.

EPC rating C



## ENTRANCE AT SIDE OF PROPERTY

## HALLWAY

leading to

## KITCHEN

With range of base and wall units, sink with mixer tap. Built in electric oven, gas hob and extractor fan over. Space for washing machine and fridge/freezer. Wall mounted gas boiler. UPVC windows and Door giving access to rear garden.

## LOUNGE

UPVC window overlooking the front of the property. Overhead light, radiator and TV point.

## BEDROOM ONE

Rear facing UPVC window, overhead light and radiator,

## BEDROOM TWO

Front facing UPVC window, overhead light and radiator.

## BEDROOM THREE

Front facing UPVC window with overhead light and radiator.

## BATHROOM

3 Piece bathroom suite, fully tiled and frosted UPVC window overlooking the rear of the property.

## OUTSIDE

Enclosed rear garden with patio and lawn.

## UTILITIES

COUNCIL TAX - Band B (Scarborough Borough Council)

GAS CHARGES - TBC

ELECTRIC CHARGES - TBC

WATER CHARGES - TBC

## DIRECTIONS

SATNAV - postcode YO12 6EW

what3words - ///remedy.oldest.luxury

## 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 ARE:

RENT £795.00

HOLDING DEPOSIT -£180.00

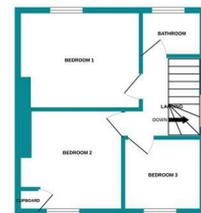
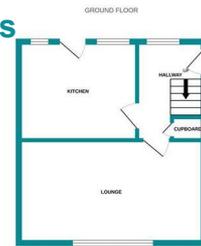
DEPOSIT £915.00

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TOTAL £1530.00  
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## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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