



7 Moor Lane

Newby, Scarborough, YO12 5SL

£895 PCM



This modern two bedroom terraced house is situated in the village of Newby. It comprises a lounge, dining room, kitchen, two bedrooms and a bathroom. The property benefits from gas central heating, uPVC double glazing and a rear yard.

An older child considered, sorry no pets and strictly no smoking.

EPC rating D



FRONT DOOR

leading to

HALLWAY

leading to

LOUNGE

with uPVC double glazed bay window overlooking the front, gas fire and surround, radiator, open plan to

DINING ROOM

with built in cupboard, radiator and window

KITCHEN

with a range of base and wall units, composite sink unit, tiled splashback, dishwasher, washing machine, integrated oven and hob with extractor over, uPVC window and door leading to outside

UPSTAIRS TO

BEDROOM ONE

with built in wardrobes, uPVC window and radiator

BEDROOM TWO

with uPVC window and radiator

BATHROOM

with white three piece suite, separate shower cubicle, uPVC window and radiator

OUTSIDE

rear yard

DIRECTIONS

SATNAV - postcode YO12 5SL
what3words - ///basin.alarm.runner

UTILITIES

COUNCIL TAX- Band B (North Yorkshire Council)
GAS CHARGES - standard meters
ELECTRIC CHARGES - standard meters
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).

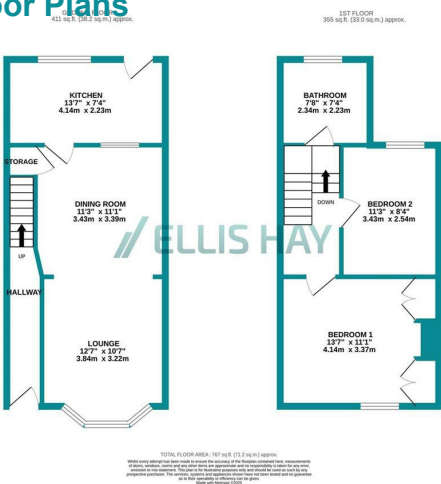
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS IS:
RENT £895.00
HOLDING DEPOSIT -£205.00
DEPOSIT £1030.00

TOTAL £1720.00

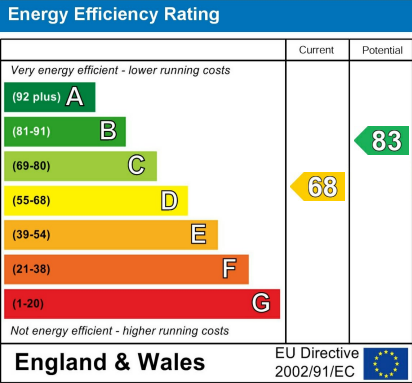
Area Map



Floor Plans



Energy Efficiency Graph



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