



26 Hadrians Walk, Scarborough, YO12 4LG

£1,050 PCM

This three bedroom Semi Detached House is situated to the South side of Scarborough in Crossgates which is close to Seamer and nearby Cayton Village. This modern home offers the benefit of gas central heating, garage, garden, conservatory, UPVC double glazing and comprises of a lounge, kitchen, three bedrooms and a bathroom.

Children are welcome. A pet will be considered and strictly no Smoking.

EPC rating C

DRIVEWAY APPROACH TO FRONT DOOR

FRONT DOOR TO ENTRANCE HALL

With laminate flooring, radiator and burglar alarm

CLOAKROOM

With a W.C, hand basin, tiled floor, radiator and a UPVC double glazed window

LOUNGE

With laminate floor, display fire place, electric fire, radiator, coved ceiling, T.V point, telephone point and a UPVC double glazed window overlooking the front

DINING AREA

With laminate floor, radiator and double opening doors to Conservatory

KITCHEN

With a range of wall and base units, overhead cupboards, inset stainless steel sink, mixer tap, inset gas hob, electric oven, stainless steel extractor hood, tiled splashbacks, plumbing for automatic washing machine, space for fridge freezer and a understairs cupboard

CONSERVATORY

With a tiled floor, T.V point, radiator, fan light, tiled floor and UPVC double glazed windows and doors

STAIRS TO THE FIRST FLOOR

BEDROOM ONE

With a radiator , T.V point and a UPVC double glazed window overlooking the front

BEDROOM TWO

With a radiator and a UPVC double glazed window overlooking the rear

BEDROOM THREE

With a radiator, fitted cupboard, telephone point and a UPVC double glazed window overlooking the front

BATHROOM

With a white three piece suite having a shower over the bath, heated towel rack, ceiling spotlights, shaver point and a UPVC double glazed window overlooking the rear

OUTSIDE

A small area drive to detached brick built garage with power and light, enclosed rear garden which is easy to maintain

DIRECTIONS

SATNAV - postcode YO12 4LG
what3words - ///director. harnessed.mostly

UTILITY INFORMATION

COUNCIL TAX: Band C (North Yorkshire Council)
WATER CHARGES: The property is on a water meter
GAS AND ELECTRIC : Quarterly accounts

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £240.00 (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 BEFORE SIGNING THE AGREEMENTS ARE:

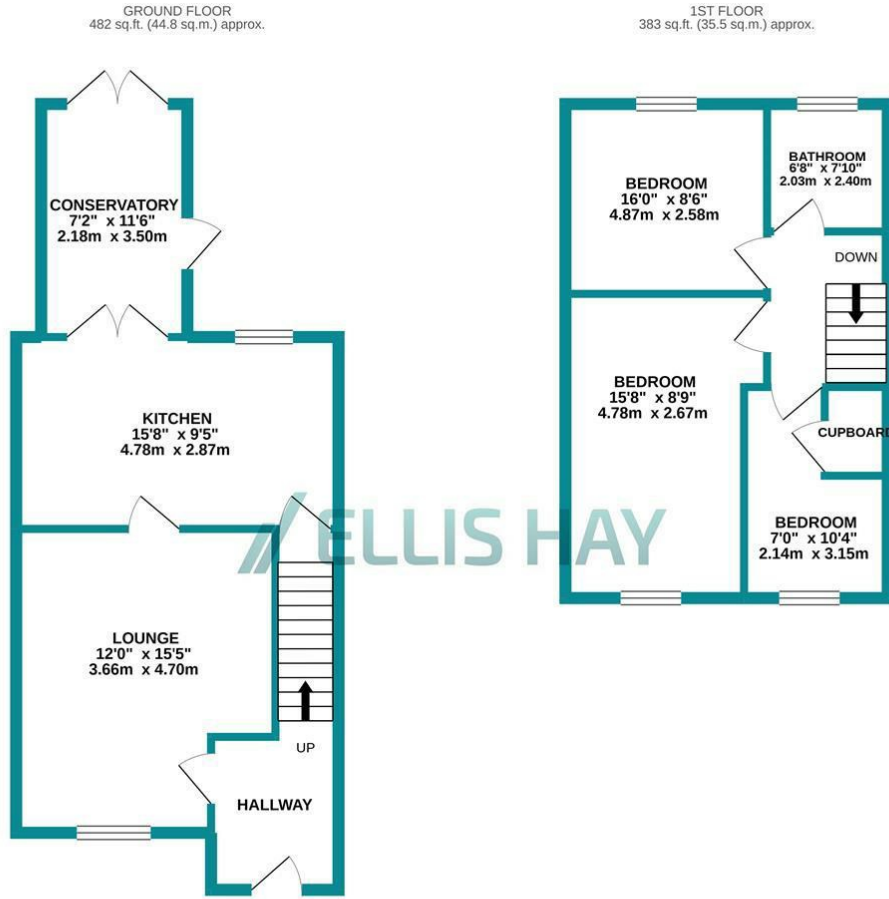
RENT £1050.00

DEPOSIT £1210.00

HOLDING DEPOSIT -£240.00

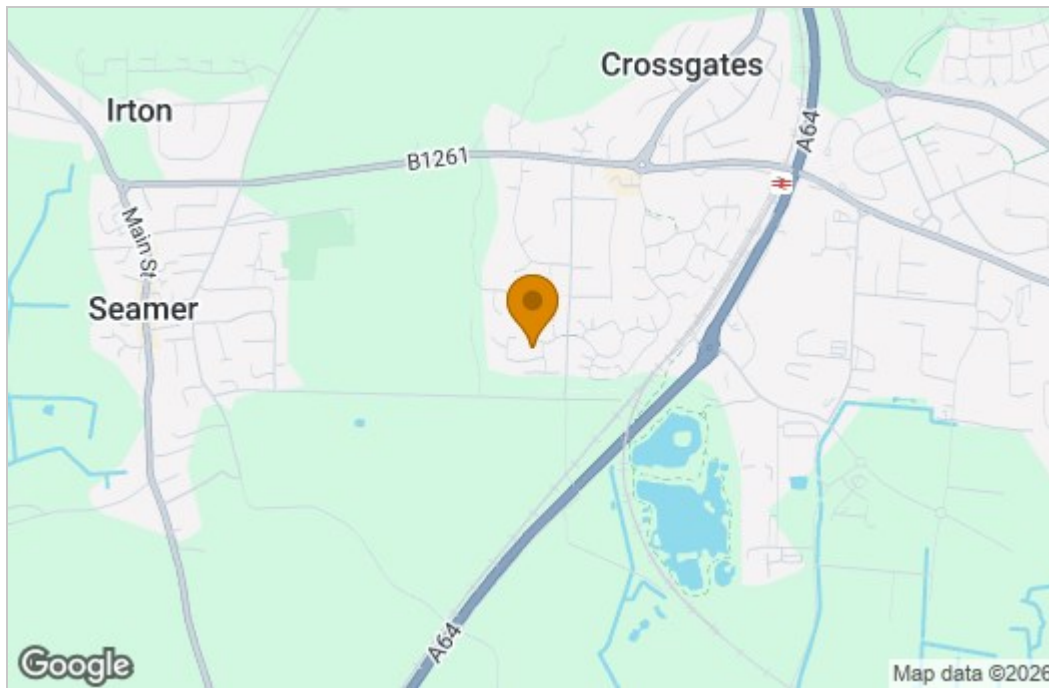
TOTAL £2020.00

Floor Plan



TOTAL FLOOR AREA: 865 sq.ft. (80.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	71	
(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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