



89 Nelson Street, Scarborough, YO12 7TA
£650 PCM

This two bedroom house is situated in the town centre. It briefly comprises a lounge, kitchen, two bedrooms and a newly fitted bathroom. The property benefits from an enclosed rear yard space, gas central heating and UPVC double glazing throughout.
Children considered, sorry no pets and strictly no smoking
EPC rating D

FRONT DOOR

leading to

LOUNGE

with gas fire and surround, window and radiator

KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splashback, integrated oven and hob, space for washing machine, window, radiator and door to outside

UPSTAIRS TO

BEDROOM ONE

with radiator and window

BATHROOM

with three piece suite, separate shower cubicle with bar mixer shower and window

UPSTAIRS TO

BEDROOM TWO

with radiator and window

OUTSIDE

enclosed rear yard

DIRECTIONS

SATNAV - postcode YO12 7TA
what3words - ///keeps.target.chair

UTILITES

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 £150.00 (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:

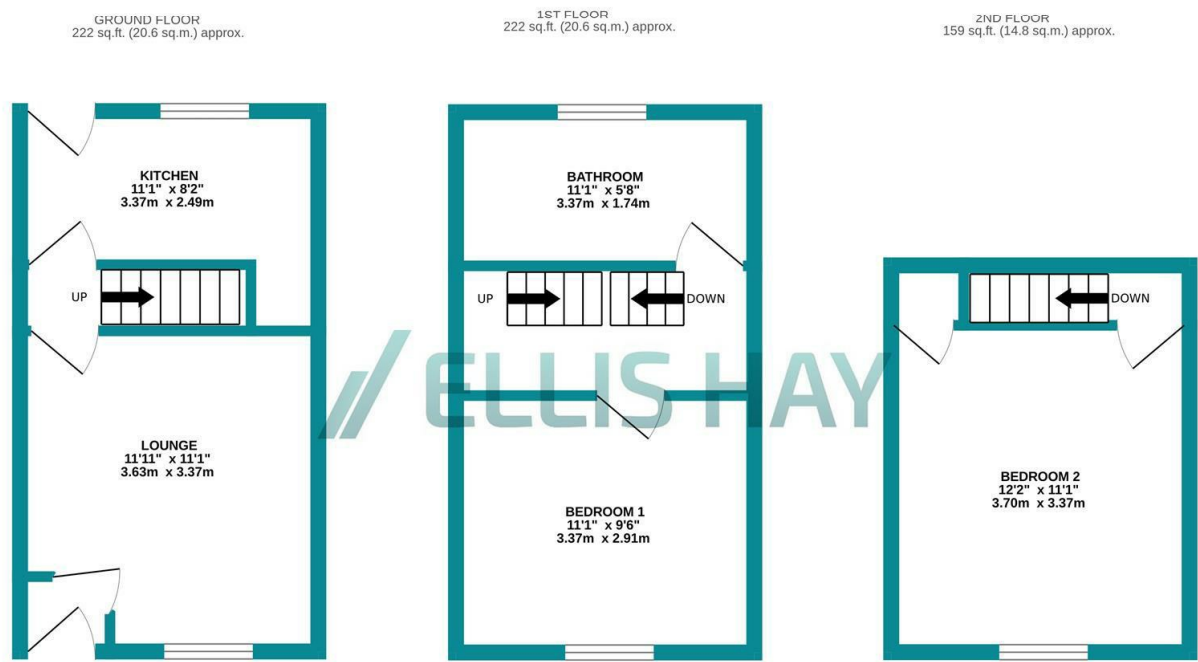
RENT £650.00

HOLDING DEPOSIT -£150.00

DEPOSIT £750.00

TOTAL £1250.00

Floor Plan

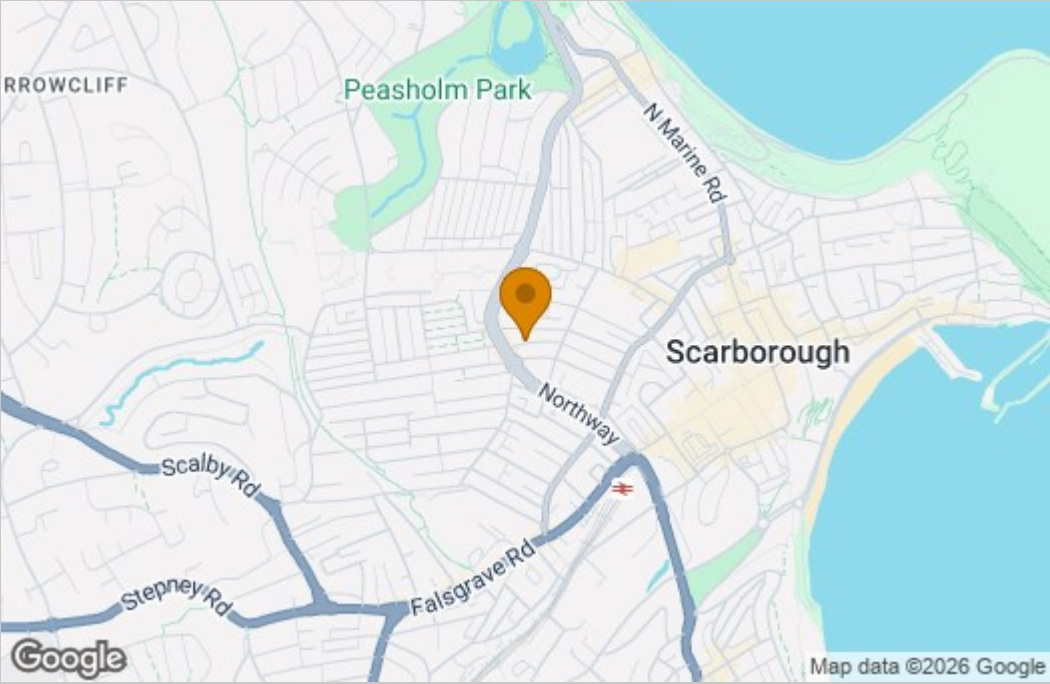


TOTAL FLOOR AREA : 603 sq.ft. (56.0 sq.m.) approx.

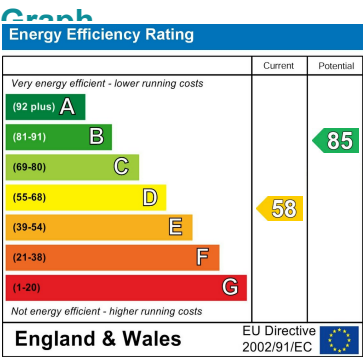
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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