



## 2A Crab Lane

, Scarborough, YO12 4JY

**£995 PCM**



This three bedroomed part furnished house is situated in the popular Crossgates area of Scarborough close to Seamer Train Station. The property comprises a lounge/dining room, conservatory, kitchen, utility room, three bedrooms, two with en-suite and bathroom. It benefits from uPVC double glazing and gas central heating throughout, a carport and additional parking for numerous cars.

Children considered, sorry no pets or smoking.

EPC rating D



FRONT DOOR

leading to

HALLWAY

leading to

WC

with WC and hand basin

LOUNGE/DINING ROOM

with uPVC double glazed bay window and the front, electric fire and surround, radiator and uPVC doors leading to

CONSERVATORY

with patio doors leading outside

OCCASIONAL ROOM/BEDROOM TWO

with uPVC window and radiator

BATHROOM ONE

with white three piece suite with shower over the bath and radiator

KITCHEN

with a range of base and wall units, stainless steel sink unit, integrated electric oven and gas hob, space for under counter fridge, uPVC double glazed window overlooking the rear and radiator

UTILITY ROOM

with a range of base units, space for washing machine and dryer, radiator and uPVC double glazed window

BEDROOM ONE

with fitted wardrobes and dressing table, velux windows and radiator

BATHROOM TWO

with WC, hand basin, shower cubicle and radiator

BEDROOM THREE

with uPVC double glazed window and radiator

BATHROOM THREE

with WC, hand basin, shower cubicle and radiator

DIRECTIONS

SATNAV - Postcode YO12 4JY  
what3words - ///votes.spouse.swing

UTILITIES

COUNCIL TAX - Band E (North Yorkshire Council)  
GAS CHARGES - TBC  
ELECTRIC CHARGES - TBC  
WATER CHARGES - TBC

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £225.00 (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 £995.00  
HOLDING DEPOSIT -£225.00  
DEPOSIT £1145.00

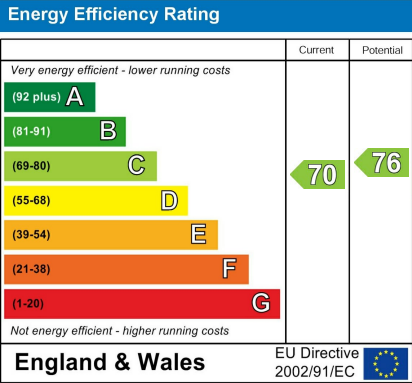
TOTAL £1915.00

Area Map



Floor Plans

Energy Efficiency Graph



Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that (all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property