



134a Victoria Road

, Scarborough, YO11 1SL

£650 PCM



This two bedroomed maisonette is situated in a very popular shopping area of Scarborough, close to the town centre and all amenities. It comprises a lounge, kitchen, and bathroom on the first floor and a double and a large single bedroom on the second floor. There is gas fired central heating.

A child will be accepted, pets considered, strictly no smoking.

EPC rating E



FRONT DOOR

Entrance coat hanging area, cupboard, radiator, landing window and stairs to first floor

LOUNGE

With bay window, UPVC double glazed window and box seat, wood fire surround, inset marble style and hearth and a log effect electric fire

KITCHEN

With a range of wall and base units, plumbing for washing machine, gas cooker point and window overlooking the rear

BATHROOM

With basin, bath, shower over the bath, airing cupboard and radiator

WC

With toilet

STAIRS TO UPPER FLOOR

BEDROOM 1

With UPVC double glazed window overlooking the front and radiator

BEDROOM 2

With UPVC double glazed window overlooking the rear and radiator

DIRECTIONS

SATNAV - Postcode YO11 1SL
what3words - ///beside.cute.first

UTILITIES

COUNCIL TAX - Band A (North Yorkshire Council)
ELECTRIC CHARGES - mains
GAS CHARGES - mains
WATER CHARGES - metered

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

Area Map



Floor Plans

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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