



1 Victoria Parade, Scarborough, YO11 1TY
£450 PCM

This one bedroom second floor flat is situated close to Falsgrave and is within easy walking distance of the Town Centre. The property has gas central heating and uPVC double glazing and briefly comprises a lounge, kitchen, bedroom and a bathroom. Not suitable for Pets or Children, No Smoking. EPC rating C

COMMUNAL FRONT DOOR

HALLWAY

With stairs to all floors

FLAT DOOR

Leading to

HALLWAY

With doors to all rooms

LOUNGE

With uPVC double glazed window, cupboard and radiator

KITCHEN

With a range of wall and base units, integrated electric hob and oven, plumbing for washing machine and stainless steel sink

BEDROOM

With uPVC double glazed window and radiator

BATHROOM

With a white three piece having an electric shower over the bath, cupboard and uPVC double glazed window

DIRECTIONS

Satnav: YO11 1TY

What3words: ///deeply.words.robot

UTILITIES

COUNCIL TAX: Band A - North Yorkshire Council

GAS & ELECTRIC: PAYG

WATER: Yorkshire Water

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £100.00 (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:

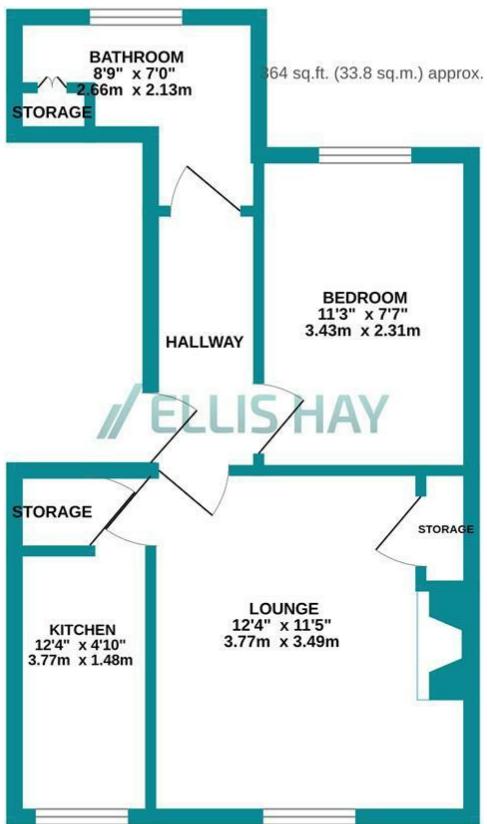
RENT £450.00

HOLDING DEPOSIT -£100.00

DEPOSIT £515.00

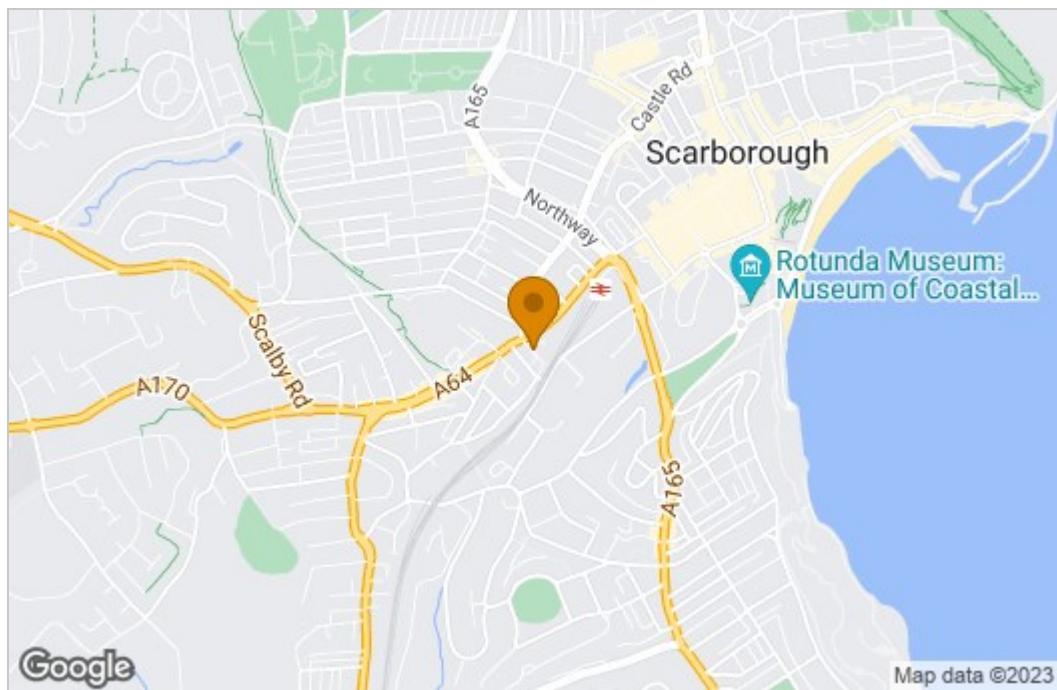
TOTAL £865.00

Floor Plan

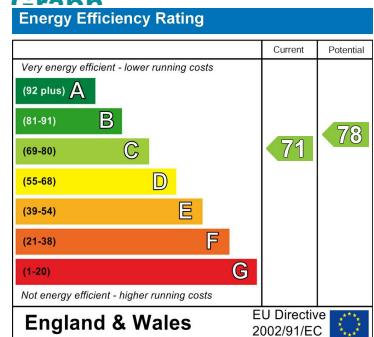


TOTAL FLOOR AREA: 364 sq.ft. (33.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items shown are approximate. No responsibility is taken for any error, omission or mis-statement. This plan 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



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