



**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:

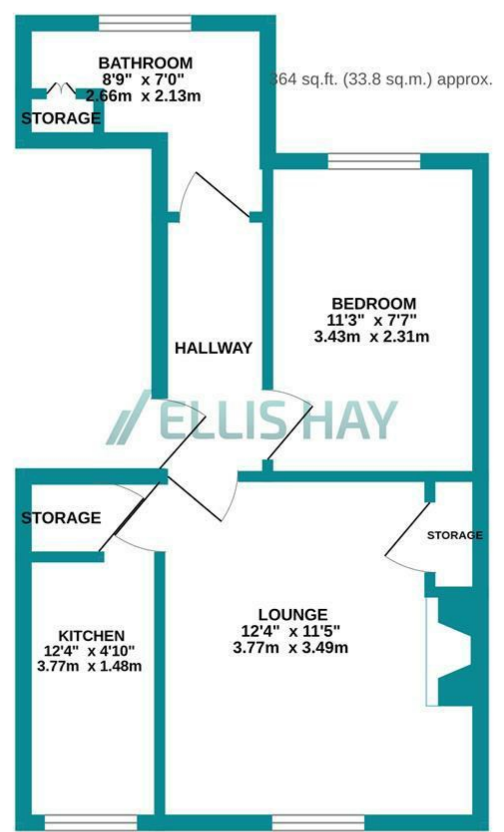
RENT £450.00

HOLDING DEPOSIT -£100.00

DEPOSIT £515.00

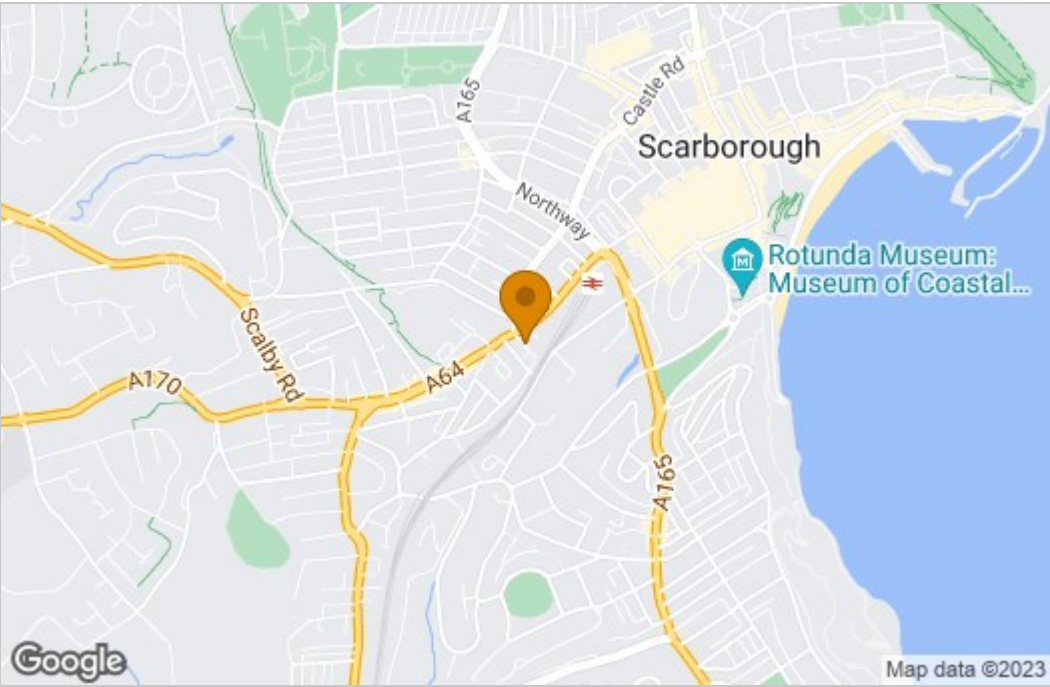
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TOTAL £865.00  
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Floor Plan

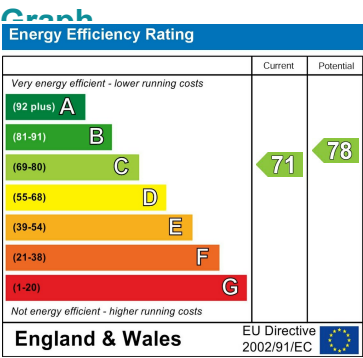


TOTAL FLOOR AREA : 364 sq.ft. (33.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.