



42A Avenue Victoria

, Scarborough, YO11 2QT

£650 PCM



Forming part of a block of two properties this Two Bedroom First Floor Flat is in excellent condition and must be viewed to be appreciated. Having it's own Front and Rear Access, with Gas Central Heating, Some Double Glazing. A Character property on the popular South Cliff, close to Local Shops and Pleasant Walks via the Esplanade to South Bay and Town.

Sorry No Children, Pets or Smoking

EPC Rating: C



FORECOURTED FRONT

Approach to the front Door

ENTRANCE HALL

With Velux Window, Stairs to

FIRST FLOOR

Landing, Direct Access Phone

LOUNGE

With Bay and Side Windows, Beams to Ceiling, White Fire Surround with Inset Tiles, TV Point, Dado Rail and Radiator

KITCHEN

With Range of Worktops Over Base Units, Overhead Cupboards, Inset Electric Hob, Inset Stainless Steel Sink with Mixer Taps, Tiled Splash Backs, Radiator, Space for Fridge Freezer, Plumbing for Washing Machine, Strip Light

BEDROOM ONE

Upvc Double Glazed Window, Beams to Ceiling, Dado Rail, Storage and Radiator

BEDROOM TWO

With Upvc Double Glazed Window, Shelved Area, Eaves Storage and Radiator. Door to Fire Escape and Bins

BATHROOM

With White Three Piece Suite, Hand Basin and WC Housed in Units, Panelled Bath, Shower over Bath, Mixer Taps, Tiled Around, Eaves Storage, Inset Ceiling Spots and Heated Towel Rail

DIRECTIONS

SatNav: YO11 2QT

What3Words: ///beam.carry.grades

UTILITIES

COUNCIL TAX: Band B - North Yorkshire Council

GAS AND ELECTRIC; Mains

WATER CHARGES: Yorkshire Water

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

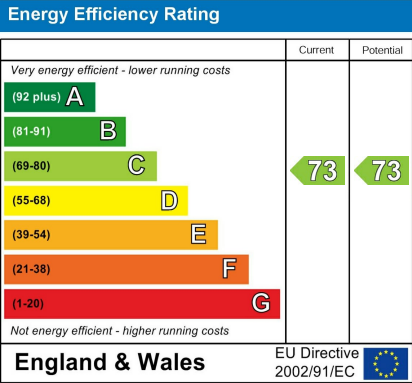
TOTAL £1250.00

Area Map



Floor Plans

Energy Efficiency Graph



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