



## 21 Oakville Avenue, Scarborough, YO12 7NR

**£895 PCM**

This three bedroom terraced house is situated close to Peasholm Park and the South Bay, as well as being within walking distance of the Town Centre and supermarkets. It comprises a lounge, dining room, kitchen, three bedrooms and a bathroom. The property benefits from gas central heating, uPVC double glazing and a rear yard.

Children considered, sorry no pets and strictly no smoking.

EPC rating D

## **FRONT DOOR**

leading to

## **HALLWAY**

leading to

## **LOUNGE**

with bay window overlooking the front, gas fire and surround and radiator

## **DINING ROOM**

with fire and surround, radiator, built in cupboard and window overlooking the rear

## **KITCHEN**

with a range of base and wall units, stainless steel sink unit, tiled splash back, integrated electric oven and gas hob with extractor over, space for washing machine, space for fridge freezer, door leading outside

## **UPSTAIRS TO**

### **BEDROOM ONE**

with built in wardrobes, radiator and bay window overlooking the front

### **BEDROOM TWO**

with built in cupboards, radiator and window

### **BEDROOM THREE**

with radiator and window

## **BATHROOM**

with a white three piece suite, shower over the bath, window and radiator

## **OUTSIDE**

enclosed rear yard

## **DIRECTIONS**

SATNAV - postcode YO12 7NR  
what3words - ///pocket.myself.dirt

## **UTILITIES**

COUNCIL TAX - Band B (North Yorkshire Council)

GAS CHARGES - metered

ELECTRIC CHARGES - metered

WATER CHARGES - TBC

## **REFERENCING**

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £205.00 (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 £895.00

HOLDING DEPOSIT -£205.00

DEPOSIT £1030.00

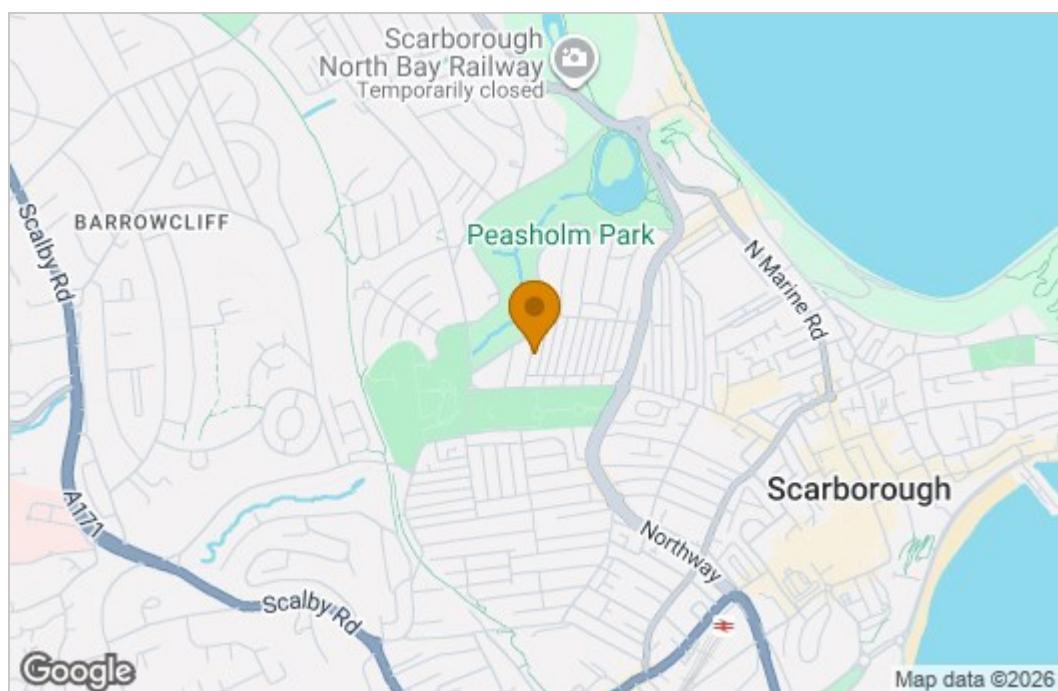
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TOTAL £1720.00

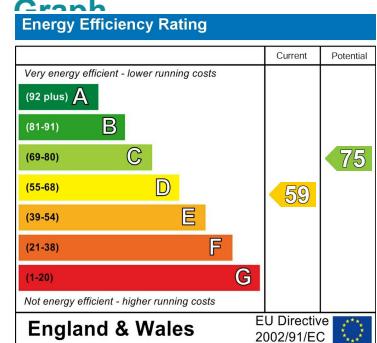
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## Floor Plan

## Area Map



## Energy Efficiency Graph



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.