



11 South Street

, Scarborough, YO11 2BP

£625 PCM



A stunning furnished one bedroom basement flat, situated in the very popular area of South Cliff. The property comprises a large entrance hallway leading to bedroom, bathroom with shower over the bath and an open plan kitchen/lounge. The property benefits from Gas central heating and uPVC double glazing.

Not suitable for children or pets. Strictly no smoking.

EPC rating B



## PRIVATE ENTRANCE

leading to

## LOUNGE/KITCHEN

with a range of base and wall units, stainless steel sink, tiled splashbacks, integrated oven and hob, washing machine, integrated fridge, radiator, sofas, shelving unit and doors leading to outside

## BATHROOM

with a white three piece suite with shower over the bath, and heated towel rail

## BEDROOM

with double bed, wardrobe, drawers, bedside tables, radiator and window

## DIRECTIONS

SATNAV - postcode YO11 2BP

what3words - ///buddy.cowboy.branded

## UTILITIES

COUNCIL TAX - Band A (North Yorkshire Council)

GAS AND ELECTRIC CHARGES - TBC

WATER CHARGES - TBC

## REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £140.00 (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 £625.00

HOLDING DEPOSIT -£140.00

DEPOSIT £720.00

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TOTAL £1205.00  
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## Area Map



## Floor Plans

## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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