



## 10 West End Court West End View

Cayton, Scarborough, YO11 3TD

**£675 PCM**



This two bedroom ground floor flat is situated in the village of Cayton to the South of Scarborough. It is close to local shops and a bus route to the Town Centre. It benefits from a private entrance and garden along with parking for two cars. The property comprises a lounge, kitchen, two bedrooms and a bathroom.

Sorry not suitable for children or pets. Strictly no smoking.

EPC rating C





FRONT DOOR

leading to

PORCH

with garden store and leading to

LOUNGE

with electric fire and surround, radiator and window

KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splashback, integrated oven and hob with extractor over, plumbing for washing machine, space for fridge/freezer and window

BEDROOM ONE

with radiator and window

BEDROOM TWO

with radiator and window

BATHROOM

with white three piece suite, electric shower over the bath, heated towel rail, cupboard and window

OUTSIDE

there is a garden, greenhouse and parking for two cars

DIRECTIONS

SATNAV - postcode YO11 3TD  
what3words - ///headlight,startled.unusable

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 £155.00 (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).

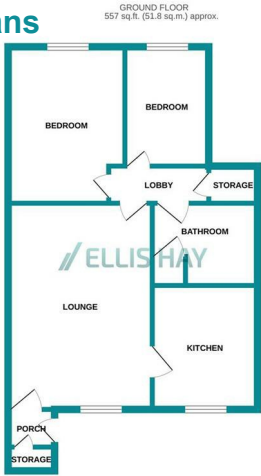
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:  
RENT £675.00  
HOLDING DEPOSIT -£155.00  
DEPOSIT £775.00

TOTAL £1295.00

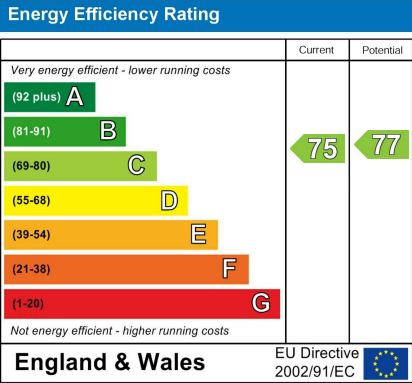
Area Map



Floor Plans



Energy Efficiency Graph



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