



17 Fulford Road

, Scarborough, YO11 2SW

£725 PCM

This spacious two bedroom flat is situated close to Ramshill shops and within walking distance of the Town Centre and South Bay. It benefits from gas central heating and UPVC double glazing throughout. The property comprises a lounge, kitchen, utility room, two bedrooms and a bathroom.

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

EPC rating D



FRONT DOOR

leading to

FLAT DOOR

leading to

HALLWAY

leading to

LOUNGE

with bay window overlooking the front, TV point, electric fire and surround and radiator

KITCHEN

with a range of base and wall units, integrated electric oven and gas hob, stainless steel sink unit, tiled splashback, space for undercounter fridge, radiator and window

UTILITY ROOM

with plumbing for washing machine and door to fire escape

BEDROOM ONE

with radiator and window

BEDROOM TWO

with radiator and window

BATHROOM

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

DIRECTIONS

SATNAV - postcode YO11 2SW

what3words - //types.lamp.vision

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 £165.00 (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 THAT ARE DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £725.00

HOLDING DEPOSIT -£165.00

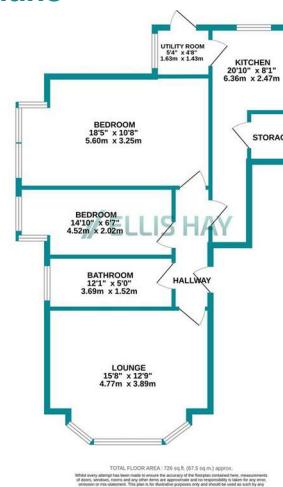
BOND £835.00

TOTAL £1395.00

Area Map



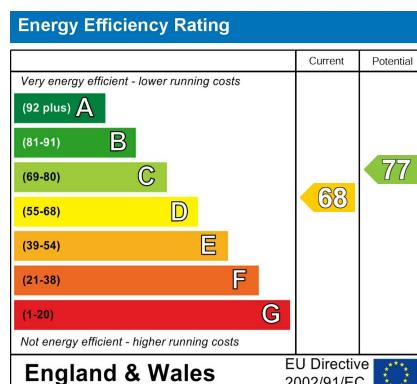
Floor Plans



TOTAL FLOOR AREA - 726 sq ft. (67.5 sq m.) approx.

Whilst every care has been taken in the preparation of these floor plans, we have not measured the property and therefore no guarantee can be given as to their accuracy or efficiency.

Energy Efficiency Graph



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