



## 47 Esplanade Road

, Scarborough, YO11 2AT

£725 PCM



A large two bedroom top floor flat that benefits from double glazing, Gas central heating and integrated kitchen appliances. The property comprises a large hallway, lounge with views of Olivers Mount, kitchen, bathroom and two bedrooms both with built in wardrobes.

Not suitable for children or pets. No smoking.

EPC rating D.



## COMMUNAL FRONT DOOR

stairs leading to

## FLAT DOOR

stairs leading to

## HALLWAY

with radiator, telephone point and double glazed window overlooking the front

## LOUNGE

with upholstered bench seating, radiator, shelving, TV point and double glazed window looking over Olivers Mount.

## KITCHEN

with range of base and wall units, integrated electric ceramic hob and oven with extractor hood over, inset resin sink unit, washing machine, integrated fridge freezer, radiator and double glazed window

## BATHROOM

with white three piece suite, electric shower over the bath, extractor, skylight and heated towel rail

## BEDROOM ONE

with built in wardrobes, laminate floor, radiator and double glazed window overlooking the rear

## BEDROOM TWO

with built in wardrobe, radiator and double glazed window overlooking the rear

## DIRECTIONS

SATNAV - postcode YO11 2AT

what3words - ///enjoy.units.kicked

## UTILITIES

COUNCIL TAX - Band A (North Yorkshire Council)

GAS CHARGES - Mains

ELECTRIC CHARGES - Mains

WATER CHARGES - Mains

## 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 DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £725.00

HOLDING DEPOSIT -£165.00

DEPOSIT £835.00

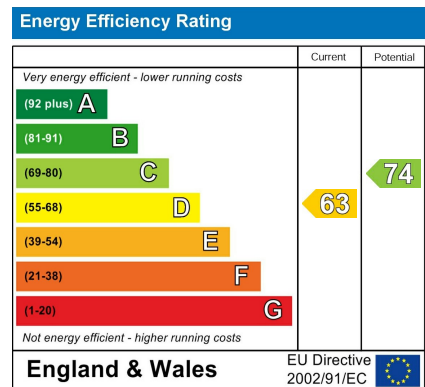
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TOTAL £1395.00  
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## Area Map



## Floor Plans

## Energy Efficiency Graph



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