



43 Grange Avenue, Scarborough, YO12 4AA
£450 PCM

This one bedroom ground floor apartment is located close to Falsgrave. The area has excellent transport links and the street offers unrestricted parking. The property benefits from uPVC double glazing and gas central heating and briefly comprises a lounge, kitchen, bedroom and bathroom.

Not suitable for children or pets. Strictly no smoking.

EPC Rating D

COMMUNAL FRONT DOOR

leading to

COMMUNAL HALLWAY

leading to

FLAT DOOR

leading to

LOUNGE

with a bay window overlooking the front, electric fire and radiator

HALLWAY

leading to

KITCHEN

with a range of base and wall units, stainless steel sink, tiled splash backs, integrated oven and hob with extractor over, space for washing machine, space for fridge/freezer, radiator, window and door leading to outside

BEDROOM

with window and radiator

BATHROOM

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

DIRECTIONS

SATNAV - postcode YO12 4AA
what3words - ///speaks.glass.quick

UTILITIES

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £100.00 (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 IS:

RENT £450.00

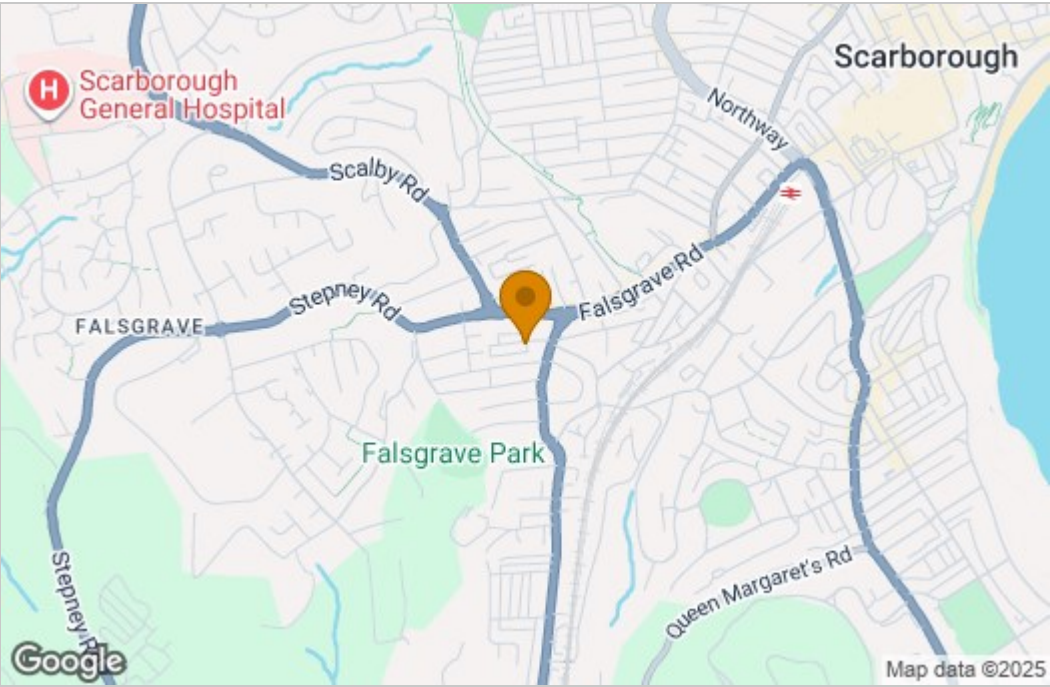
HOLDING DEPOSIT -£100.00

DEPOSIT £515.00

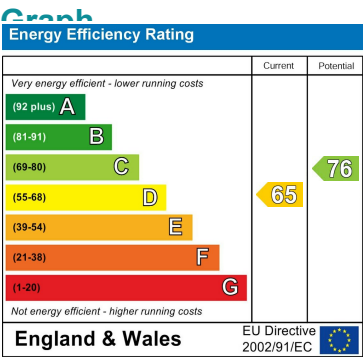
TOTAL £865.00

Floor Plan

Area Map



Energy Efficiency



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.