



38 Edgewood, Scarborough, YO11 2TJ

£625 PCM

This two bedroom top floor flat with lift access is situated on Scarborough's South Cliff and is within walking distance of the Town Centre and near shops on Ramshill. The property has electric heating and comprises a Lounge, Kitchen, Two Bedrooms, one with En-Suite and a Bathroom. There is ONE allocated parking space.

Not suitable for pets, an older child considered. Strictly no smoking.

EPC Rating: D

COMMUNAL FRONT DOOR

With telephone door entry system

ENTRANCE HALL

With lift to all floors

PRIVATE FRONT DOOR

With laminate flooring, electric heaters, entry phone, cupboard and telephone point

LOUNGE

With laminate flooring, electric heaters, UPVC Double glazed window overlooking the rear, TV point

KITCHEN

With a range of wall and base units, tiled floor, inset ceiling spotlights, automatic washing machine, inset electric hob and oven, fridge/freezer, stainless steel sink with mixer taps and tiled splash backs

BEDROOM ONE

With laminate floor, electric heater, ceiling spotlights, telephone point, TV point and en-suite shower room

BEDROOM TWO

With laminate floor, electric heater, velux double glazed window and ceiling spotlights

BATHROOM

With three piece suite in white, shower over the bath, tiled floor, electric heater and ceiling spotlights

OUTSIDE

Communal gardens, patio area and allocated parking space

DIRECTIONS

From the station proceed over Valley Bridge onto Ramshill, through the traffic lights and the next set of traffic lights and Edgewood is on the right, the carpark is to the rear

UTILITIES

COUNCIL TAX: Band C (North Yorkshire Council)

WATER CHARGES - metered

ELECTRIC CHARGES - metered

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

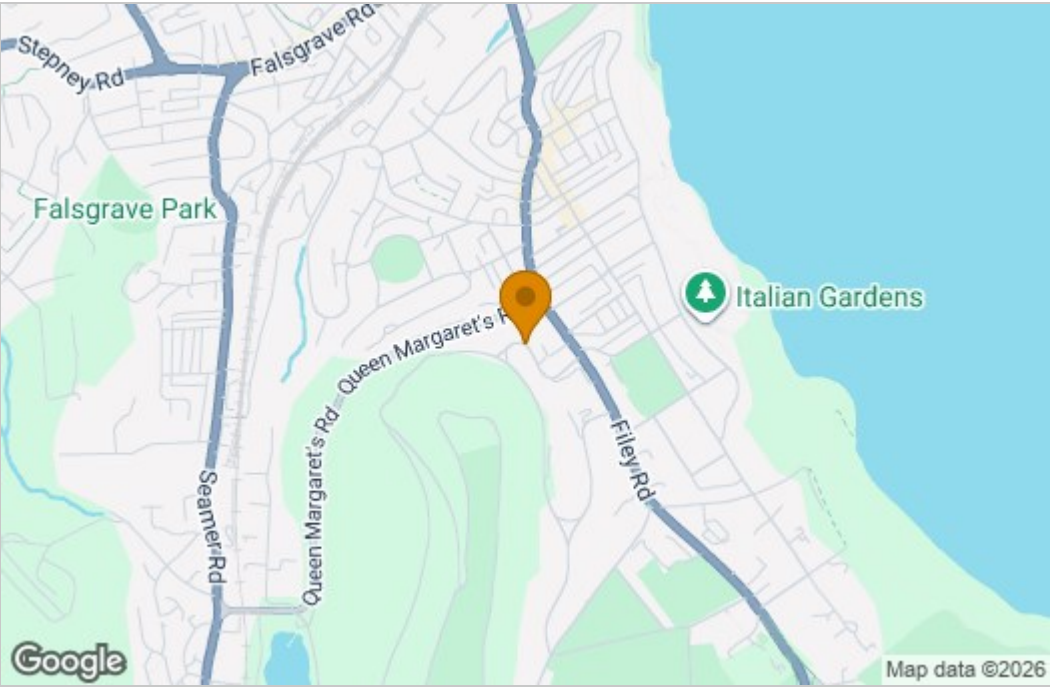
HOLDING DEPOSIT -£140.00

DEPOSIT £720.00

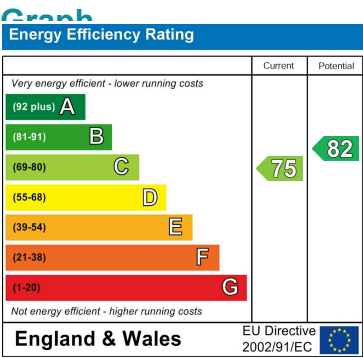
TOTAL £1205.00

Floor Plan

Area Map



Energy Efficiency



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