



21B Box Hill

, Scarborough, YO12 5NQ

£695 PCM



This two bedroom apartment is situated in a good location, not far from local schools, hospital and Town Centre. This apartment has a garage, gas central heating, UPVC double glazing, sea views and comprises a lounge, kitchen, two bedrooms and a bathroom

Strictly no smoking.

EPC rating C



PATH APPROACH TO FRONT DOOR

With stairs leading to the flat

HALLWAY

With a cupboard, door entry phone system and a radiator

LOUNGE

With a UPVC double glazed window overlooking the front having views to the Castle, window blind, display fire place, electric fire, radiator and covered ceiling

KITCHEN

With a range of wall and base units, overhead cupboards, inset stainless steel sink, mixer tap, tiled splashbacks, automatic washer, inset gas hob, double electric oven, UPVC double glazed window, louvre door cupboard housing the gas boiler

BEDROOM ONE

With a radiator, range of fitted wardrobes, Telephone point and a UPVC double glazed window overlooking the front with Castle views

BEDROOM TWO

With a drop down bed, radiator and a UPVC double glazed window with views over to the Castle

BATHROOM

With a panelled bath having a shower over, wash hand basin, shaver point and light, heated chrome towel rail and a UPVC double glazed window

SEPARATE WC

With a W.C and fully tiled walls

OUTSIDE

detached garage with power and light

DIRECTIONS

SATNAV - postcode YO12 5NQ
what3words - ///cards.flames.milk

UTILITY INFORMATION

COUNCIL TAX: Band B (North Yorkshire Council)
WATER CHARGES: to be advised
GAS AND ELECTRIC: Quarterly accounts

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £160.00 (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:

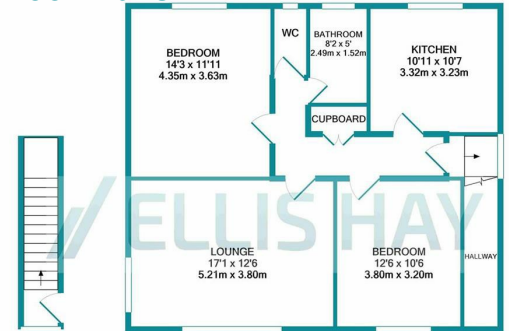
RENT £695.00
HOLDING DEPOSIT -£160.00
DEPOSIT £800.00

TOTAL £1335.00

Area Map



Floor Plans



ENTRANCE FLOOR
APPROX. FLOOR
AREA 10.5 SQ.FT.
(1.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 725 SQ.FT.
(70.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 807 SQ.FT. (75.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	73
England & Wales		EU Directive 2002/91/EC

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