



48 Scalby Mills Road, Scarborough, YO12 6RW

£695 PCM

A two bedroom ground floor flat which benefits from double glazing and gas central heating. This flat is situated in one of the most desirable areas of Scarborough being close to the North Bay. It comprises a lounge, kitchen, two bedrooms and shower-room.

No Smoking, Not suitable for pets or children

EPC Rating

FRONT DOOR

leading to

HALLWAY

leading to

LOUNGE

with a bay window over looking the front, electric fire and radiator

KITCHEN

with a range of base and wall units, stainless steel sink unit, glass splash back, integrated oven and hob, space for washing machine, integrated fridge/freezer, window and door leading to outside

BEDROOM ONE

with bay window and radiator

BEDROOM TWO

with window and radiator

BATHROOM

with shower cubicle, hand basin and toilet vanity unit, window and radiator

DIRECTIONS

SATNAV - Postcode YO12 6RW
what3words - ///stay.leans.crush

UTILITIES

COUNCIL TAX - Band B (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 £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 THAT ARE DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £695.00

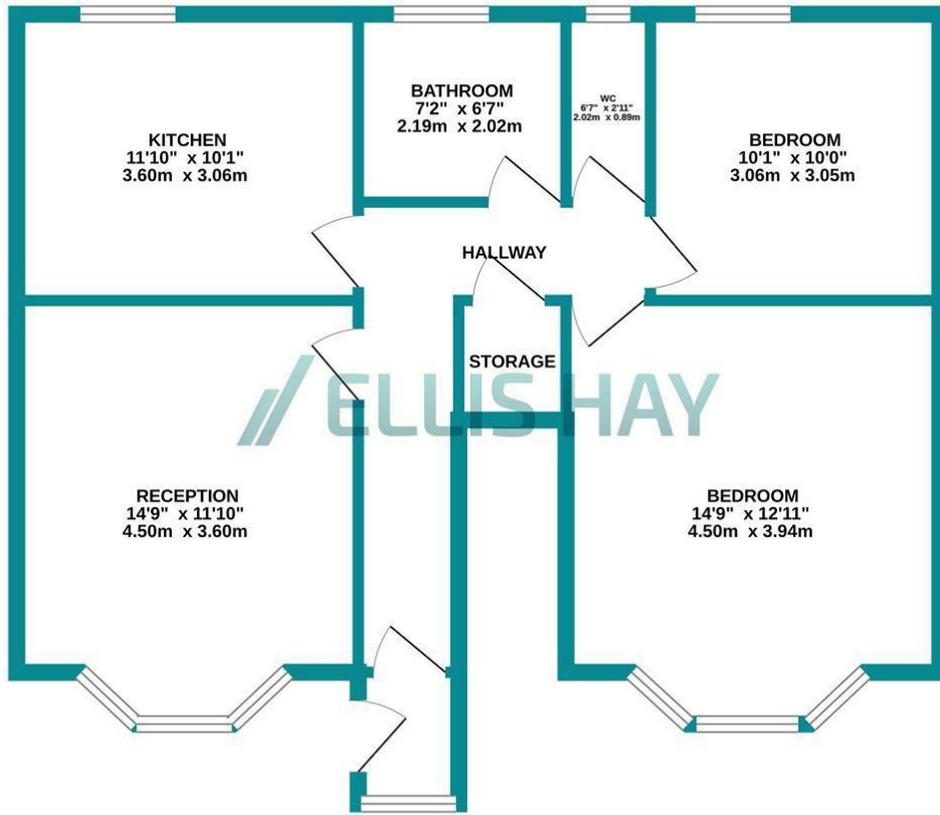
HOLDING DEPOSIT -£160.00

BOND £800.00

TOTAL £1335.00

Floor Plan

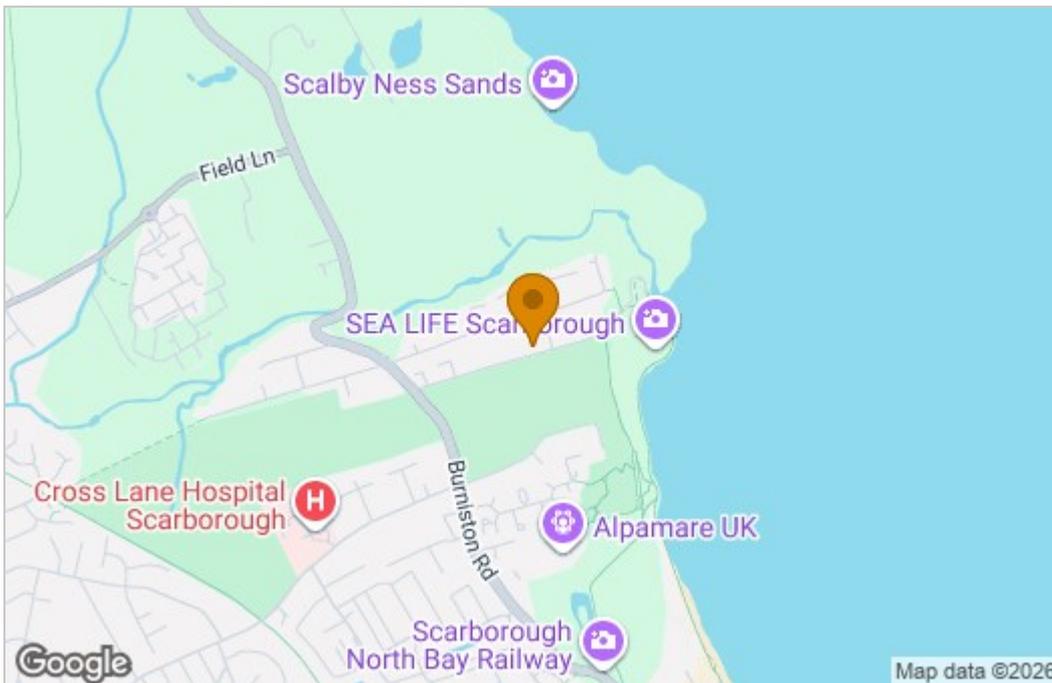
GROUND FLOOR
739 sq.ft. (68.6 sq.m.) approx.



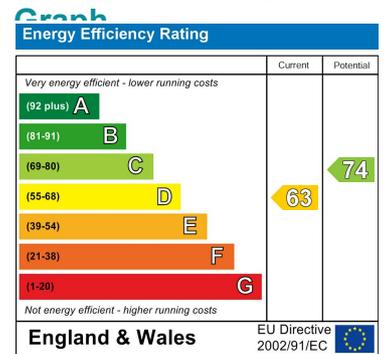
TOTAL FLOOR AREA: 739 sq.ft. (68.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Area Map



Energy Efficiency



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