



Ackworth Street

, Scarborough, YO12 5EP

£635 PCM



This spacious and well presented modern two bedroom First Floor Apartment is situated close to Falsgrave and is within walking distance of the Town Centre and close to local amenities. The property has electric heating, UPVC double glazing, allocated parking and comprises a lounge, kitchen, two bedrooms and a bathroom

Pets not allowed on block policy.

Strictly no smoking.

EPC rating C



COMMUNAL ENTRANCE

With stairs leading to all floors

PRIVATE ENTRANCE DOOR

Leading to L shaped hallway

LOUNGE

With a UPVC double glazed window, white fire place with marble surround, electric fire, T.V point and an electric storage heater

KITCHEN

With a range of wall and base units, stainless steel sink, electric hob and oven, extractor hood, fridge freezer, washer dryer, electric storage heater and a UPVC double glazed window

BEDROOM ONE

With an electric storage heater, fitted wardrobes and a UPVC double glazed window

BEDROOM TWO

With an electric storage heater and a UPVC double glazed window

BATHROOM

With a WC, washbasin and a walk-in shower and fully tiled walls

DIRECTIONS

SATNAV - postcode YO12 5EP
what3words - ///this.ranks.boxer

UTILITY INFORMATION

COUNCIL TAX - Band B (North Yorkshire Council)
WATER CHARGES - metered
ELECTRIC CHARGES - mains

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £145.00 (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:

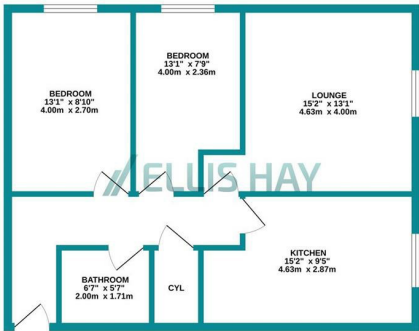
RENT £635.00
HOLDING DEPOSIT -£145.00
DEPOSIT £730.00

TOTAL £1220.00

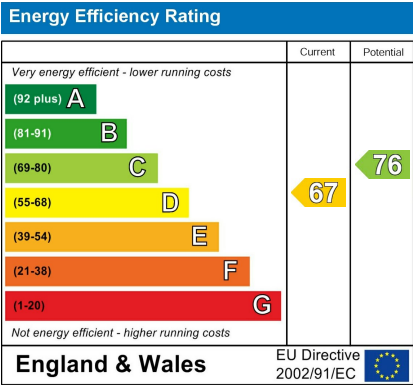
Area Map



Floor Plans



Energy Efficiency Graph



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