



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



RENT £650 PCM

19B PARK AVENUE, SCARBOROUGH, YO12 4AG

- First Floor Apartment
- One Bedroom
- Bay Fronted Lounge
- Lovely Distant Sea Views.

A GREAT LOCATION WITHIN THE STEPNEY AREA FOR THIS ONE BEDROOM FIRST FLOOR APARTMENT WITH DISTANT SEA VIEWS ACROSS THE TOWN. WITH PRIVATE ENTRANCE IN THIS PERIOD PROPERTY LOCATED CLOSE TO ALL FALSGRAVES AMENITIES INCLUDING SHOPS, PUBS, PARK AND EATERIES.

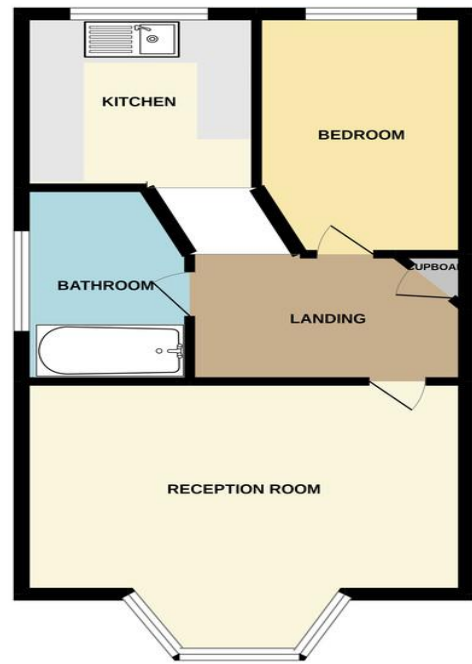


TIPPLE UNDERWOOD ESTATE AGENTS
3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

CONTACT
www.tippleunderwood.co.uk
01723 350299
mail@tippleunderwood.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 440 sq ft. (40.8 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.
Made with Metrage 12/2012



Property Description

The property when briefly described comprises, ground floor private entrance hall, stairs to the first floor landing, bay fronted lounge with lovely views across the town to the sea, rear facing bedroom, kitchen and bathroom. There is a large loft space for storage accessed via hatch in the hallway. The property also benefits from upvc double glazing and gas central heating. THIS PROPERTY IS LET UNDER AN ASSURED SHORT HOLD TENANCY AGREEMENT AND THE MINIMUM TERM OF OCCUPANCY EITHER SIX OR TWELVE MONTHS. APPLICATIONS, FOR TENANTS (OVER 18) AND GUARANTORS ARE ALL SUBJECT TO CREDIT REFERENCING. DEPOSIT REQUIRED IS EQUIVALENT TO FIVE WEEKS RENT.



ENTRANCE HALL

LANDING

LOUNGE
16' x 12' 10" (4.88m x 3.91m) into bay

KITCHEN
8' 6" x 7' (2.59m x 2.13m)

BEDROOM
11' 2" x 8' 9" (3.4m x 2.67m)

BATHROOM
9' x 5' 8" (2.74m x 1.73m)