



## 11 Sitwell Court Ackworth Street

, Scarborough, YO12 5EP

£650 PCM



This two bedroomed unfurnished top floor flat is situated in the Falsgrave area of Scarborough close to all amenities and within walking distance of the town centre. It comprises of a lounge with an electric fire, a kitchen with a gas hob and electric oven and is plumbed for a washing machine. The double and single bedroom have fitted wardrobes, the bathroom has a shower over the bath. The property has electric heating and an allocated parking space.

Children considered, sorry no pets or smoking  
EPC rating D



## COMMUNAL HALLWAY

with stairs leading to

## FLAT DOOR

with hallway leading to

## LOUNGE

with two double glazed windows overlooking the front and electric fire

## KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splashback, electric oven and hob, plumbing for washing machine, space for under counter fridge and electric heater

## BEDROOM ONE

with built in wardrobes with mirrored doors, double glazed window and electric heater

## BEDROOM TWO

with built in single bed, double glazed window and electric heater

## BATHROOM

with white three piece suite, shower over the bath and electric heater

## DIRECTIONS

SATNAV - postcode YO12 5EP

what3words - ///author.recent.host

## UTILITIES

COUNCIL TAX - Band B (North Yorkshire Council)

ELECTRIC CHARGES - standard meter

WATER CHARGES - TBC

## REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £150.00 (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:

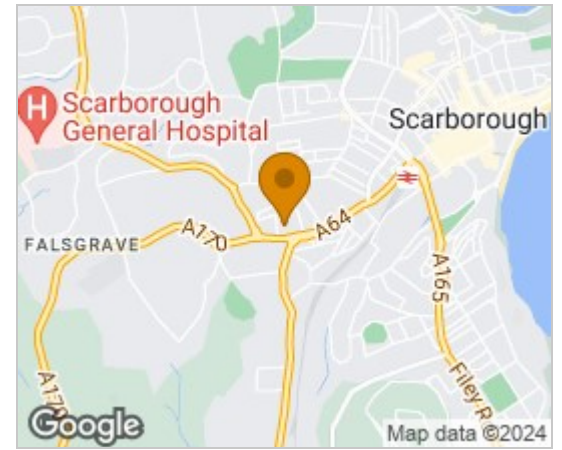
RENT £650.00

HOLDING DEPOSIT -£150.00

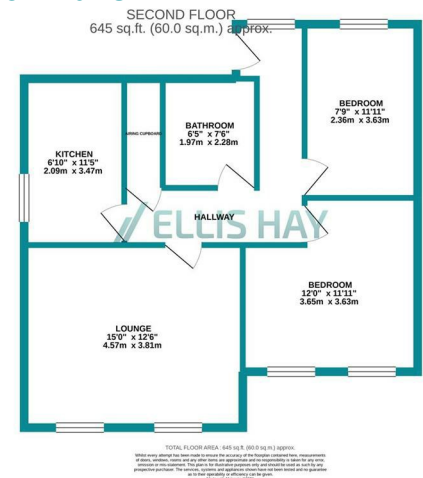
DEPOSIT £750.00

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TOTAL £1250.00  
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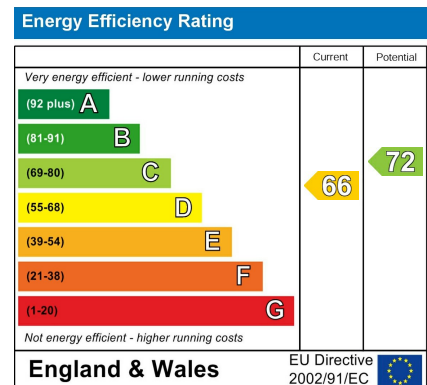
## Area Map



## Floor Plans



## Energy Efficiency Graph



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