



57 Northstead Manor Drive, Scarborough, YO12 6AF
£745 PCM

A spacious, second floor, two bedroom flat close to Peasholm Park and the sea. The property benefits from uPVC double glazing throughout, gas central heating and off street parking. The flat comprises a lounge, kitchen, bathroom, two bedrooms and an en-suite.

No pets, Children will be considered.

EPC rating C

COMMUNAL FRONT DOOR

stairs leading to

FLAT DOOR

leading to

HALLWAY

with door entry phone

LOUNGE

with radiator and window

KITCHEN

with a range if base and wall unit, stainless steel sink unit, tiled splashback, washing machine, dishwasher, electric oven and gas hob, fridge and windows

BEDROOM ONE

with radiator and two uPVC windows

BATHROOM

with shower cubicle with shower, WC, hand basin and extractor

BEDROOM TWO

with radiator and uPVC window

EN-SUITE

with shower cubicle with shower, WC, hand basin and extractor

DIRECTIONS

SATNAV - postcode YO12 6AF
what3words - ///famed.bike.firms

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 £170.00 (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).

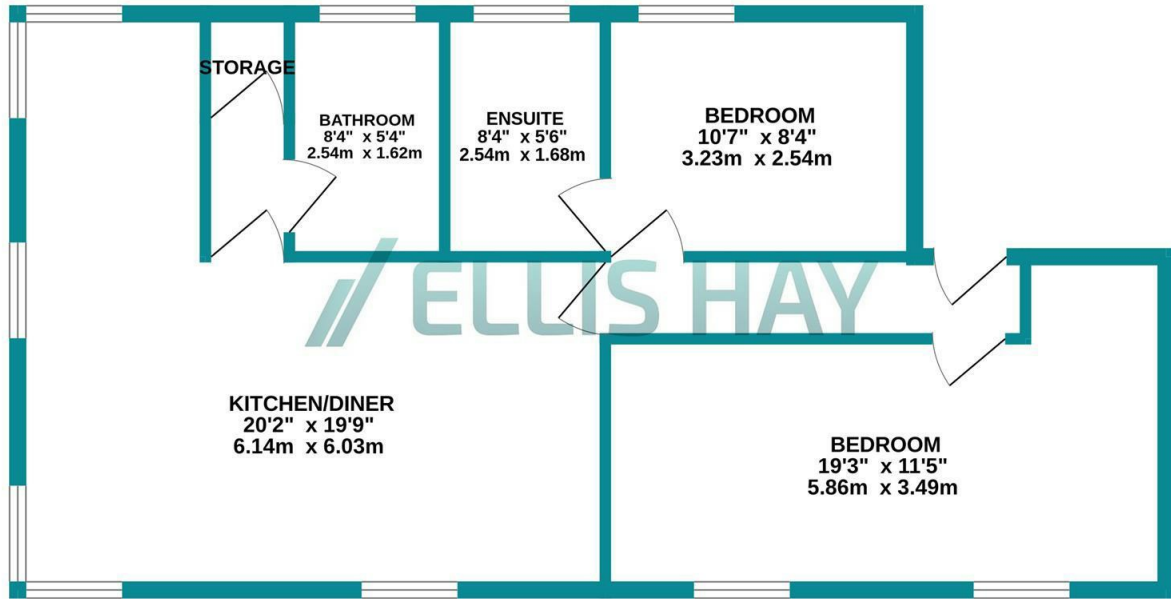
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £745.00
HOLDING DEPOSIT -£170.00
DEPOSIT £855.00

TOTAL £1430.00

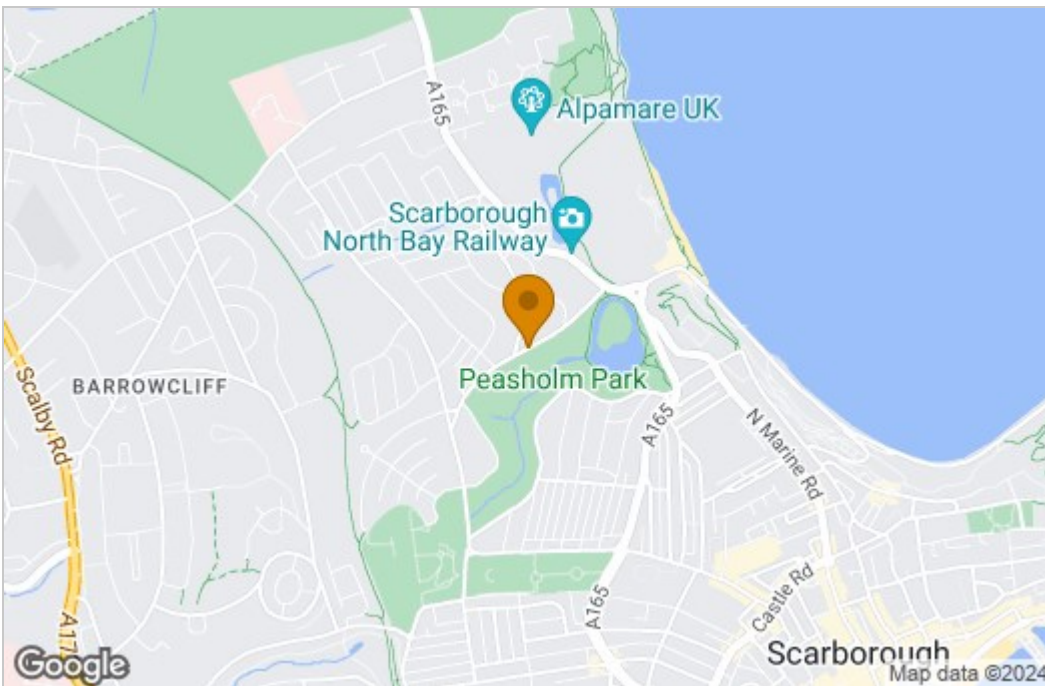
Floor Plan

GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.7 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 Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.