



## 53 High Street

Scalby, Scarborough, YO13 0PT

£600 PCM



This one bedroom First Floor Flat is situated in a sought after location in Scalby to the North side of Scarborough and is close to all local amenities and pleasant walks. The property has communal gardens, off street parking, gas central heating and comprises of a lounge, kitchen, one bedroom and bathroom

A Pet will be considered Sorry No Children or Smoking

EPC rating D





## DRIVEWAY AND PATH APPROACH TO ENTRANCE

## COMMUNAL FRONT DOOR

leading to

## OWN PRIVATE FLAT DOOR

## ENTRANCE HALL

With a radiator, wood floor and a cloak hanging area

## LOUNGE

With wood floor, white fire surround with inset tiles, dado rail, coved ceiling and two radiators

## KITCHEN

With a range of wall and base units, overhead cupboards, fitted gas hob, electric oven, integrated dishwasher, automatic washing machine, fridge freezer, twin circular stainless steel sink and drainer, mixer tap, tiled splashbacks, boiler for all domestic hot water and heating and a window with window blind

## BEDROOM

With wood floor, T.V point, telephone point, white fire surround with inset tiles, radiator and two windows

## BATHROOM

With a white three piece suite having a shower over the bath, fully tiled walls, expelair, ceiling spotlights and a UPVC double glazed window.

## OUTSIDE

There is parking available in the Courtyard and communal gardens for all residents

## DIRECTIONS

SATNAV - postcode YO13 0QN

## UTILITY INFORMATION

COUNCIL TAX - Band B (North Yorkshire Council)

WATER CHARGES - TBC

GAS AND ELECTRIC - TBC

## REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £135.00 (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 £600.00

HOLDING DEPOSIT -£135.00

DEPOSIT £690.00

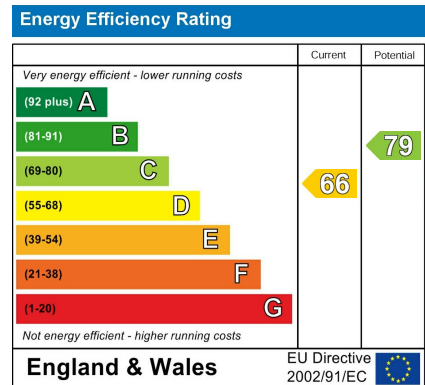
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TOTAL £1155.00  
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## Area Map



## Floor Plans

## Energy Efficiency Graph



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