



**2 St Nicholas Street, Scarborough, YO11 2HF**

**£600 PCM**

This newly renovated two bedroom flat is situated in the Town Centre and is close to the South Bay. It comprises a lounge, kitchen, two bedrooms and bathroom. The property benefits from new electric heaters and new flooring throughout.

Older children considered. Sorry not suitable for pets. Strictly no smoking.

EPC rating D

## **COMMUNAL DOOR**

leading to

## **COMMUNAL HALLWAY**

with stairs leading to

## **FLAT DOOR**

leading to

## **LOUNGE**

with electric heater and windows

## **KITCHEN/DINER**

with a range of base and wall units, stainless steel sink unit, tiled splashback, integrated electric oven and hob with extractor over, breakfast bar, space for fridge/freezer, radiator and window

## **BEDROOM ONE**

with electric heater and window

## **BEDROOM TWO**

with electric heater and window

## **BATHROOM**

with WC, hand basin, shower cubicle, ladder style radiator and window

## **DIRECTIONS**

SATNAV - postcode YO11 2HF  
what3words - ///posts.precautions.crush

## **UTILITIES**

COUNCIL TAX - Band A (North Yorkshire Council)  
ELECTRIC CHARGES - TBC  
WTAER CHARGES - 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).

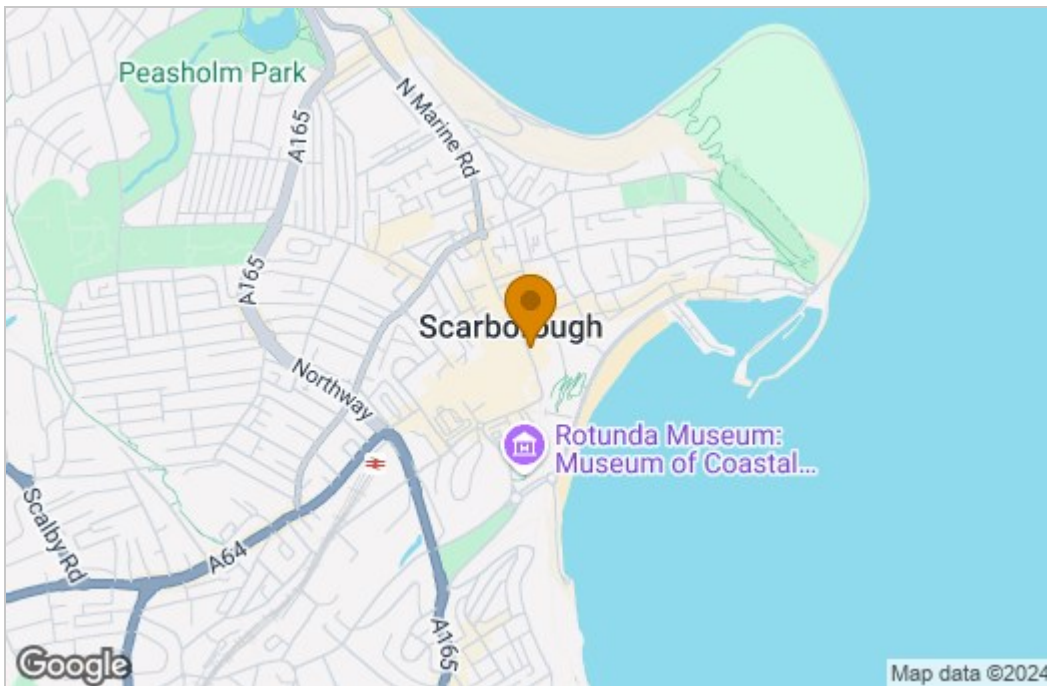
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £600.00  
HOLDING DEPOSIT -£135.00  
DEPOSIT £690.00

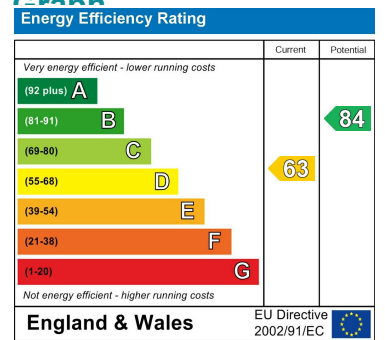
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TOTAL £1155.00  
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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.