



**2C Hoxton Road, Scarborough, YO12 7ST**  
**£695 PCM**

This three bedroom top floor flat is located close to the Town Centre and walking distance to the beach. It comprises a lounge, kitchen, bedroom and bathroom. The property benefits from gas central heating and uPVC double glazing.

Sorry not suitable for children or pets. Strictly no smoking.  
EPC rating D

## COMMUNAL DOOR

## UPSTAIRS TO

## FLAT DOOR

leading to

## LOUNGE

with bay window overlooking the front and radiator

## KITCHEN

with a range of base and wall units, space for cooker, space for fridge, plumbing for washing machine and window

## BATHROOM

with a white three piece suite, shower over the bath and window

## BEDROOM ONE

with window and radiator

## UPSTAIRS TO

## BEDROOM TWO

with window and radiator

## BEDROOM THREE

with window and radiator

## DIRECTIONS

SATNAV - postcode YO12 7ST  
what3words - ///help.hopes.exam

## UTILITIES

COUNCIL TAX - Band A (North Yorkshire Council)  
GAS AND ELECTRIC CHARGES - PAYG  
WATER CHARGES - TBC

## REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £160.00 (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 £695.00  
HOLDING DEPOSIT -£160.00  
DEPOSIT £800.00

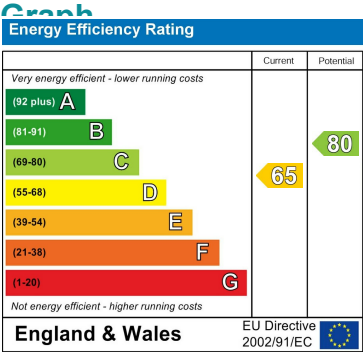
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TOTAL £1335.00  
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Floor Plan

Area Map



Energy Efficiency



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