



45 Esplanade Road

, Scarborough, YO11 2AT

£625 PCM



This two bedroom second floor flat is situated on Scarborough's South Cliff and is handy for the shops on Ramshill and is within walking distance of the Town. The property has gas fired heating and comprises of a lounge, kitchen, two bedrooms and a bathroom.

Children considered, Sorry No Pets or Smoking.

EPC Rating D.



COMMUNAL ENTRANCE

With steps to the communal front door, entrance porch with letterboxes, tiled floor, door entry phone system and stairs leading to all floors

HALLWAY

Entry from communal stairwell with access to all rooms

LOUNGE

With a window overlooking the front, T.V point, radiator, dado rail and a coved ceiling

KITCHEN

With a range of wall and base units, stainless steel sink, mixer taps, plumbing for washing machine, electric cooker and windows overlooking the front

BEDROOM

With a radiator, built in wardrobe and a window overlooking the rear

BEDROOM

With a radiator and window overlooking the rear

BATHROOM

Three piece suite with shower over the bath

DIRECTIONS

SATNAV - postcode YO11 2AT
what3words - ///back.sugars.posts

UTILITY INFORMATION

COUNCIL TAX: Band A - Scarborough Borough Council
WATER CHARGES: Yorkshire Water
GAS AND ELECTRIC: Pay as you go

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £140.00 (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:

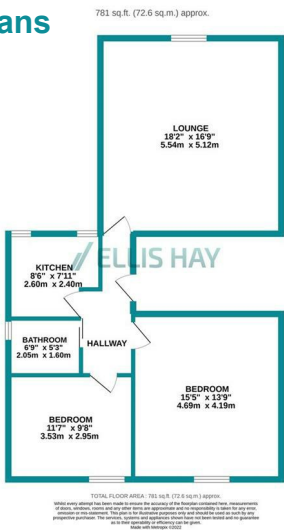
RENT £625.00
HOLDING DEPOSIT -£140.00
DEPOSIT £720.00

TOTAL £1205.00

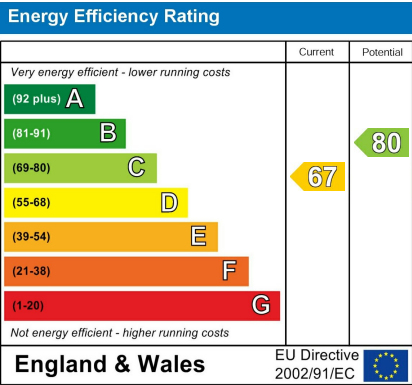
Area Map



Floor Plans



Energy Efficiency Graph



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