



**42A Avenue Victoria, Scarborough, YO11 2QT**  
**£650 PCM**

Forming part of a block of two properties this Two Bedroom First Floor Flat is in excellent condition and must be viewed to be appreciated. Having it's own Front and Rear Access, with Gas Central Heating, Some Double Glazing. A Character property on the popular South Cliff, close to Local Shops and Pleasant Walks via the Esplanade to South Bay and Town.

Sorry No Children, Pets or Smoking

EPC Rating: C

## FORECOURTED FRONT

Approach to the front Door

## ENTRANCE HALL

With Velux Window, Stairs to

## FIRST FLOOR

Landing, Direct Access Phone

## LOUNGE

With Bay and Side Windows, Beams to Ceiling, White Fire Surround with Inset Tiles, TV Point, Dado Rail and Radiator

## KITCHEN

With Range of Worktops Over Base Units, Overhead Cupboards, Inset Electric Hob, Inset Stainless Steel Sink with Mixer Taps, Tiled Splash Backs, Radiator, Space for Fridge Freezer, Plumbing for Washing Machine, Strip Light

## BEDROOM ONE

Upvc Double Glazed Window, Beams to Ceiling, Dado Rail, Storage and Radiator

## BEDROOM TWO

With Upvc Double Glazed Window, Shelved Area, Eaves Storage and Radiator. Door to Fire Escape and Bins

## BATHROOM

With White Three Piece Suite, Hand Basin and WC Housed in Units, Panelled Bath, Shower over Bath, Mixer Taps, Tiled Around, Eaves Storage, Inset Ceiling Spots and Heated Towel Rail

## DIRECTIONS

SatNav: YO11 2QT

What3Words: ///beam.carry.grades

## UTILITIES

COUNCIL TAX: Band B - North Yorkshire Council

GAS AND ELECTRIC: Mains

WATER CHARGES: Yorkshire Water

## REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £150.00 (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 £650.00

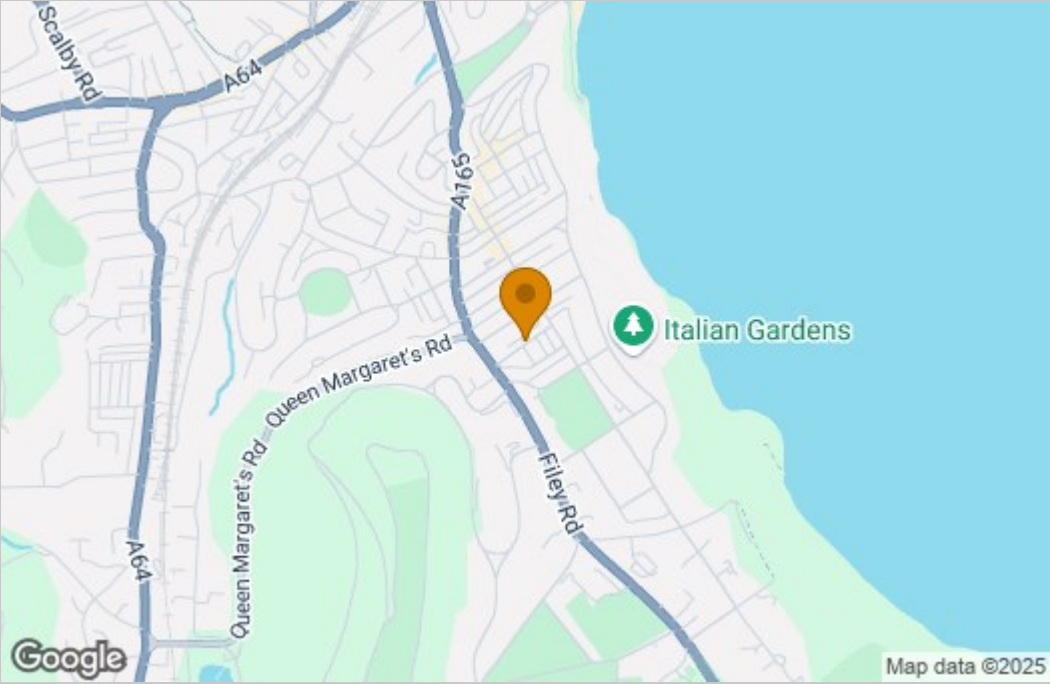
HOLDING DEPOSIT -£150.00

DEPOSIT £750.00

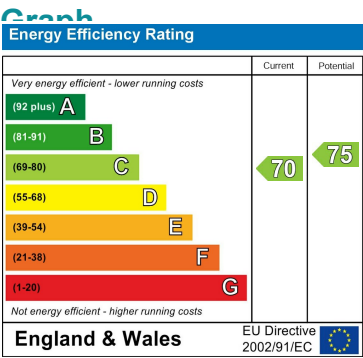
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TOTAL £1250.00  
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Floor Plan

Area Map



Energy Efficiency



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 firms employment has the authority to make or give any representation or warranty in respect of the property.