



## 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 RELEVENT 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

TOTAL £1250.00

### Area Map



## **Floor Plans**

## **Energy Efficiency Graph**



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