



Springhill Flats 7 Springhill Road

Falsgrave, Scarborough, YO12 4AE

£625 PCM



This two bedroom unfurnished, first floor flat is situated close to Falsgrave and is within walking distance of the Town Centre. The property has gas central heating, double glazing and comprises a lounge, kitchen, two bedrooms, and a bathroom

NO SMOKING. A pet will be considered, children welcome.

EPC rating C



COMMUNAL ENTRANCE

With stairs to flat door

HALLWAY

With door entry system

LOUNGE

With 2 UPVC double glazed windows overlooking the front, electric fire and radiator

KITCHEN

With a range of wall and base units, inset INDUCTION hob and electric oven, extractor hood, stainless steel sink, mixer taps, tiled splashbacks, plumbing for automatic washing machine and an integrated fridge

BATHROOM

With a white three piece suite having a shower over the bath, vanity basin unit with mirrored wall cabinet above, shower screen and a double glazed window

BEDROOM 1

With UPVC double glazed windows overlooking the front and a radiator

BEDROOM 2

With a decorative fireplace, UPVC double glazed windows and a radiator

DIRECTIONS

Sat Nav YO12 4AE
What3Words ///wacky.life.bucks

UTILITIES

COUNCIL TAX: Band A - North Yorkshire Council
WATER CHARGES: TBA
ELECTRIC and Gas: Regular meters

REFERENCING

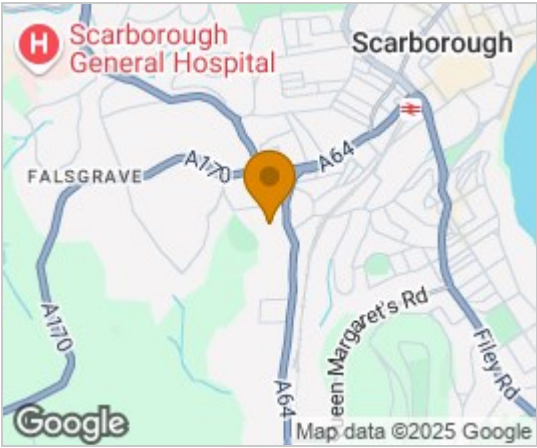
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £140.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVANT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING INFORMATION, 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:

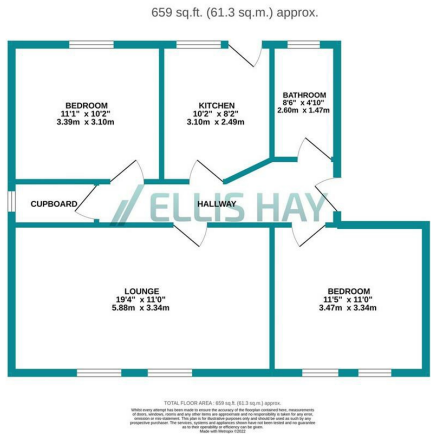
RENT £625.00
HOLDING DEPOSIT -£140.00
DEPOSIT £720.00

TOTAL £1205.00

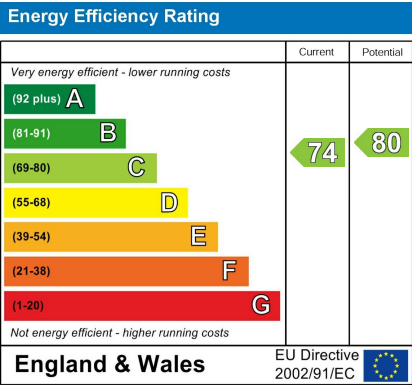
Area Map



Floor Plans



Energy Efficiency Graph



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