



**57 Northstead Manor Drive, Scarborough, YO12 6AF**  
**£745 PCM**

A spacious, second floor, two bedroom flat close to Peasholm Park and the sea. The property benefits from uPVC double glazing throughout, gas central heating and off street parking. The flat comprises a lounge, kitchen, bathroom, two bedrooms and an en-suite.

No pets, Children will be considered.

EPC rating C

## COMMUNAL FRONT DOOR

stairs leading to

## FLAT DOOR

leading to

## HALLWAY

with door entry phone

## LOUNGE

with radiator and window

## KITCHEN

with a range if base and wall unit, stainless steel sink unit, tiled splashback, washing machine, dishwasher, electric oven and gas hob, fridge and windows

## BEDROOM ONE

with radiator and two uPVC windows

## BATHROOM

with shower cubicle with shower, WC, hand basin and extractor

## BEDROOM TWO

with radiator and uPVC window

## EN-SUITE

with shower cubicle with shower, WC, hand basin and extractor

## DIRECTIONS

SATNAV - postcode YO12 6AF  
what3words - ///famed.bike.firms

## UTILITIES

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

## REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £170.00 (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 £745.00

HOLDING DEPOSIT -£170.00

DEPOSIT £855.00

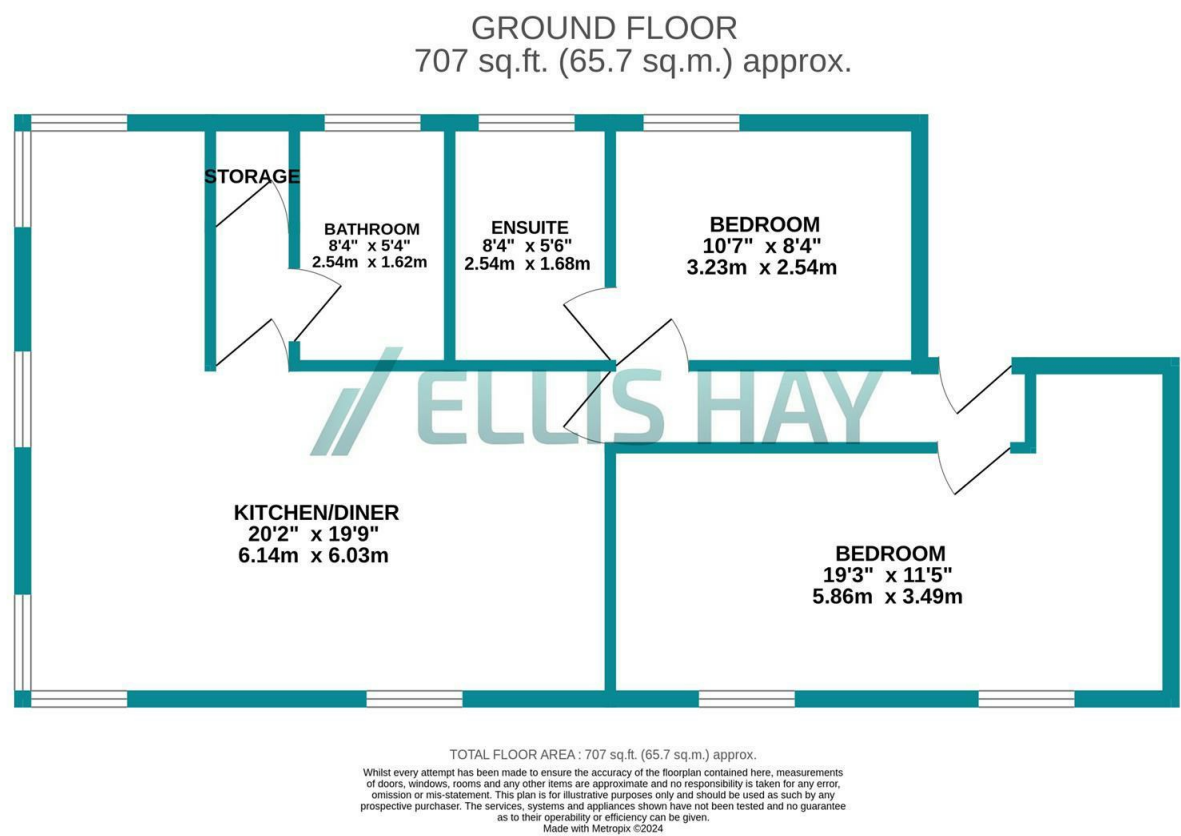
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TOTAL £1430.00

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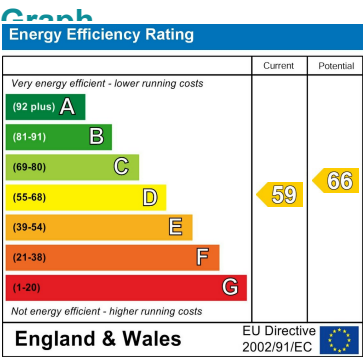
Floor Plan



Area Map



Energy Efficiency



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