



13 Avenue Road, Scarborough, YO12 5JU
£650 PCM

This two bedroom floor flat is situated close to the local shops on Falsgrave and within walking distance of the Town Centre and South Bay. It comprises a lounge, kitchen, two bedrooms, bathroom and an occasional room. The property benefits from uPVC double glazing and gas central heating. On street parking only.

Not suitable for children or pets. Strictly no smoking.
EPC rating C

COMMUNAL FRONT DOOR

leading to

FLAT DOOR

leading to

HALLWAY

leading to

LOUNGE

with bay window, radiator and decorative fireplace

KITCHEN

with a range of base and wall units, stainless steel sink unit, space for oven, space for fridge/freezer, space for washing machine, window and radiator

BEDROOM ONE

with built in wardrobes, radiator and window

BEDROOM TWO

with built in wardrobes, radiator and window

OCCAISIONAL ROOM

with windows and radiator

BATHROOM

with a white three piece suite, shower over the bath and radiator

DIRECTIONS

SATNAV - postcode YO12 5JU
what3words - ///seats.send.tribal

UTILITIES

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

REFERENCING

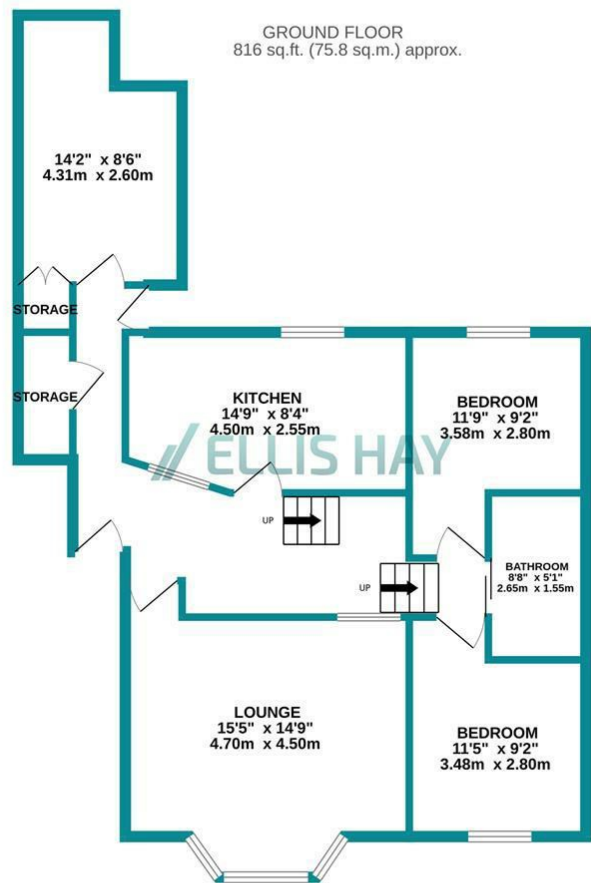
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £150.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVANT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING INFORMATION, 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

TOTAL £1250.00

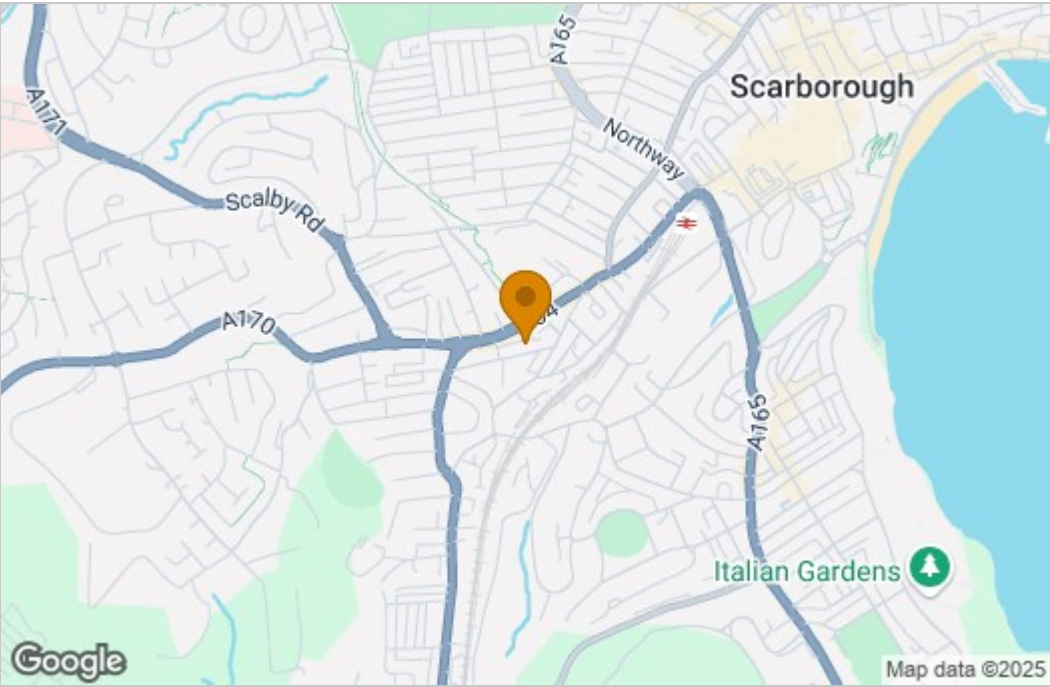
Floor Plan



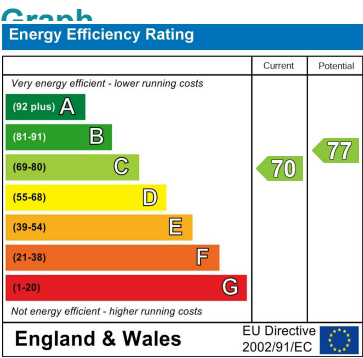
TOTAL FLOOR AREA : 816 sq.ft. (75.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency



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