



## North Leas Avenue

, Scarborough, YO12 6LY

### £650 PCM



This two bedroom first floor apartment is situated in a modern building on the North Side of Scarborough. It is close to local shops and a regular bus route to the Town Centre. The property comprises a lounge, kitchen, two bedrooms and a bathroom. It benefits from allocated parking and uPVC double glazing.

Sorry not suitable for children or pets. Strictly no smoking.

EPC rating B



COMMUNAL FRONT DOOR

leading to

COMMUNAL HALLWAY

with stairs up to

FLAT DOOR

leading to

HALLWAY

leading to

LOUNGE

with electric heater, window and patio doors with juliette balcony

KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splash back, integrated electric oven and hob with extractor over, space for fridge, space for washing machine

BEDROOM ONE

with electric heater and window

BEDROOM TWO

with electric heater and window

BATHROOM

with three piece suite, shower over the bath and heater

DIRECTIONS

SATNAV - postcode YO12 6LY  
what3words - ///fuzzy.encounter.scales

UTILITIES

COUNCIL TAX - Band B (North Yorkshire Council)  
ELECTRIC - mains  
WATER - mains

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 THAT ARE DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £650.00  
HOLDING DEPOSIT -£150.00  
BOND £750.00

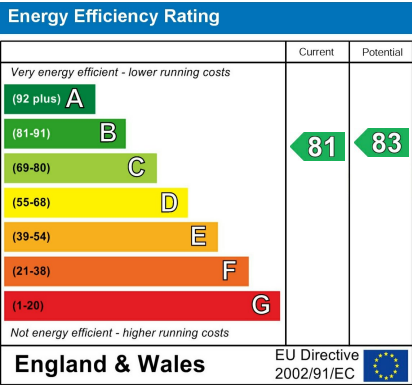
TOTAL £1250.00

Area Map



Floor Plans

Energy Efficiency Graph



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