



16 Caburn Close, Scarborough, YO125DY
£595 PCM

This first floor flat offers a spacious lounge, kitchen, bathroom and two bedrooms. The property benefits from its close proximity to local amenities, with close transport links to Falsgrave and the town centre.

The property also benefits from gas central heating, double glazing and a private car park with designated bay. No Smoking. Children Considered. Unsuitable for pets.

EPC C. Council Tax Band A.

Lounge 14'5" x 11'3" (4.40 x 3.45)

Rear facing UPVC window, overhead lighting and radiator. Laminate flooring throughout with electric fire and feature hearth.

Kitchen 8'10" x 8'2" (2.70 x 2.51)

Rear facing UPVC window, overhead lighting, laminated flooring throughout, part tiled with a range of base, drawer and walls units. Plumbing for washing machine, space for a fridge freezer, electric oven and hob.

Bathroom 6'8" x 6'7" (2.05 x 2.03)

Overhead lighting, radiator, laminated flooring throughout. Part tiled, WC and basin with shower over bath.

Bedroom 1 12'1" x 10'2" (3.70 x 3.11)

Front facing UPVC window, laminate flooring throughout with overhead lighting, radiator and built in wardrobe.

Bedroom 2 10'0" x 8'6" (3.07 x 2.60)

Front facing UPVC window, laminate flooring throughout with overhead lighting and radiator.

Outside

To the front private car park with individual parking bay.

Locked storage to the side of the property.

Directions

What 3 Words [///rash.drum.lucky](#)

Utilities

Gas - Mains

Electricity - Mains

Council Tax - Band A North Yorkshire Council

Referencing

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £135.00 (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 BEFORE THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £595.00

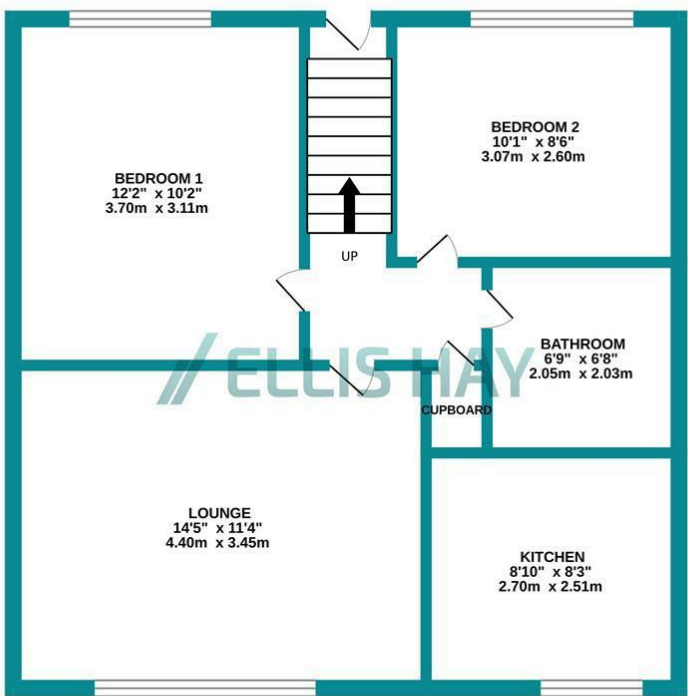
HOLDING DEPOSIT -£135.00

BOND £685.00

TOTAL £1145.00

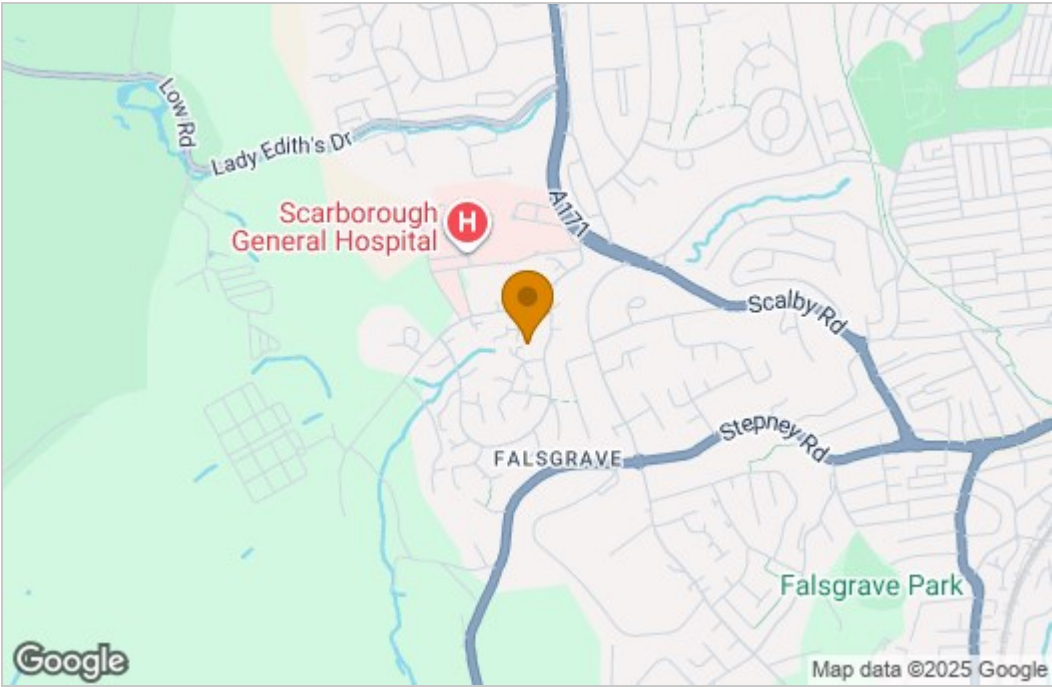
Floor Plan

GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.

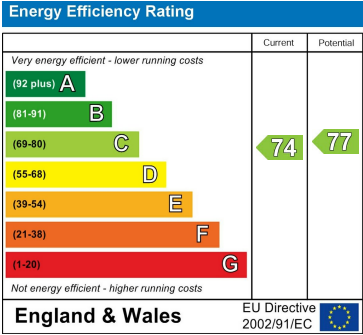


TOTAL FLOOR AREA : 546 sq.ft. (50.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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
Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.