



23 Filey Road, Scarborough, YO11 2TJ

£625 PCM

This two bedroom top floor apartment with lift access is situated on the South side of Scarborough and is close to the shops on Ramshill and within walking distance of the Town Centre. The property has electric heating, allocated parking space and comprises a lounge/kitchen, two bedrooms and a bathroom.

An older child will be considered. Not suitable for pets. Strictly no Smoking.
EPC rating C

COMMUNAL ENTRANCE

With hallway with stairs and lift to all floors

HALLWAY

With door entry phone system, electric heater, laminate flooring and cupboard

LOUNGE

With a window overlooking the front, electric wall heater, T.V point and laminate flooring

KITCHEN

With a range of wall and base units, stainless steel sink, mixer taps, tiled floor, inset ceiling spotlights, automatic washer / dryer, electric hob and oven, fridge/ freezer and part tiled walls

BEDROOM ONE

With a Velux window and an electric wall panel heater

BEDROOM TWO

With a Velux window and an electric panel wall heater

BATHROOM

With a white three piece suite having a shower over the bath, tiled floor, airing cupboard, shaver point and light, extractor fan and electric heater

OUTSIDE

With an allocated parking space and communal gardens

DIRECTIONS

From the Station proceed over Valley Bridge onto Ramshill Road, through the traffic lights and next traffic lights and Edgewood is on the right and car parking is to the rear

UTILITY INFORMATION

COUNCIL TAX : Band C -(North Yorkshire Council)

WATER CHARGES: The property is on a water meter

ELECTRIC CHARGES: Standard meter

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

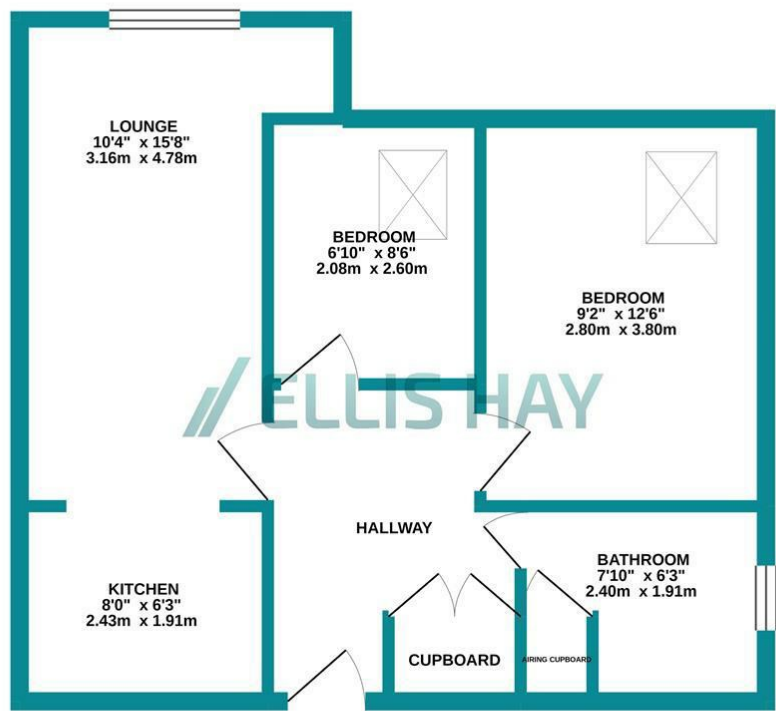
HOLDING DEPOSIT -£140.00

DEPOSIT £720.00

TOTAL £1205.00

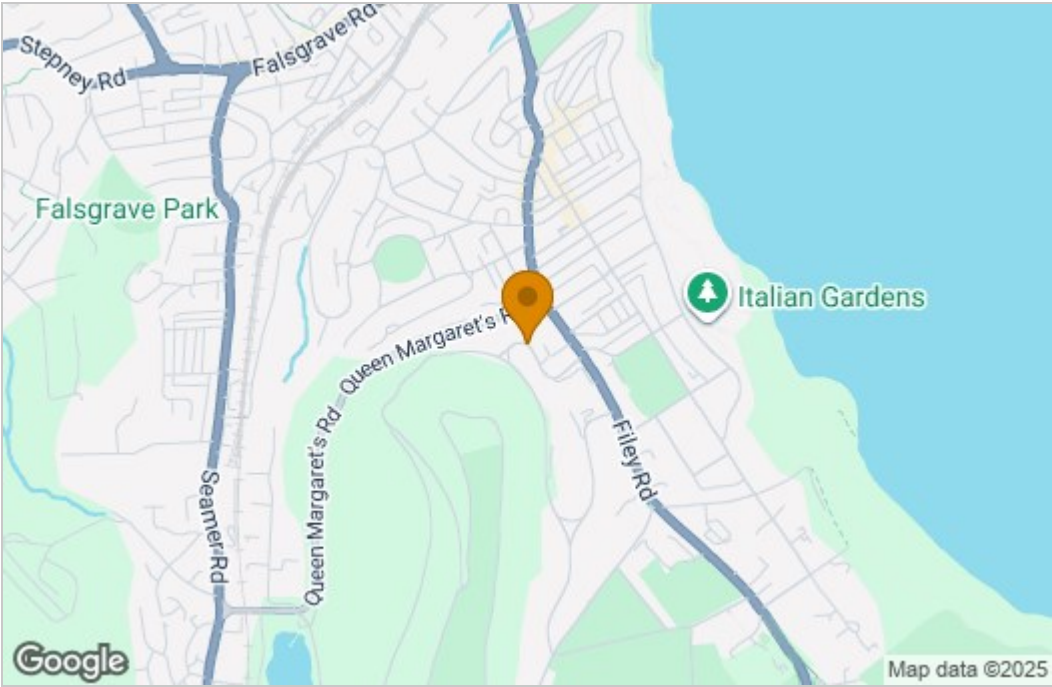
Floor Plan

GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.

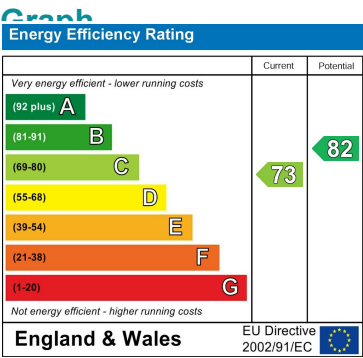


TOTAL FLOOR AREA - 483 sq.ft. (44.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



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.