



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

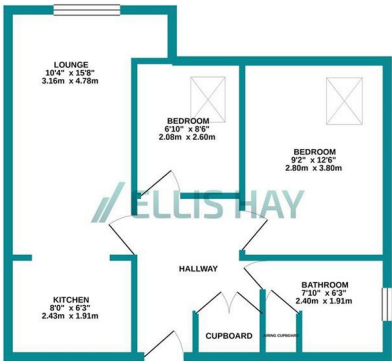
DEPOSIT £720.00

TOTAL £1205.00

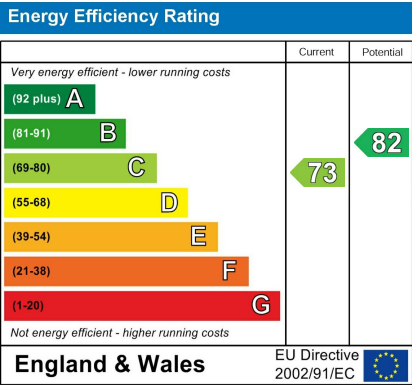
Area Map



Floor Plans



Energy Efficiency Graph



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