



5 Avenue Road, Scarborough, YO12 5JU

£750 PCM

This three bedroom First Floor Flat is situated just off Falsgrave and is within walking distance of the Town Centre. The property has gas central heating, double glazing, off-street parking and comprises a lounge, kitchen, three bedrooms (one could be used as a study/office) and a bathroom.

Sorry not suitable for children, No Pets and strictly no Smoking
EPC rating C.

GRAVEL FRONT APPROACH

Parking spaces

FRONT DOOR

Leading to an impressive hallway, meter cupboard and having stairs to the first floor

FLAT DOOR

LOUNGE

With a large Bay window overlooking the front, radiator, coved ceiling, T.V point and a telephone point

KITCHEN

With a range of wall and base units, electric hob and oven, extractor hood, plumbing for washing machine, dishwasher, wood effect flooring, part tiled walls, spotlights and a window

BEDROOM ONE

With a window overlooking the front, T.V point, telephone socket and a radiator

BEDROOM TWO

With a window overlooking the front, radiator T.V and telephone points

BEDROOM THREE

With a window overlooking the rear, radiator and a T.V point

BATHROOM

With a white three piece suite having a shower over the bath, part tiled walls, spotlights, tiled floor and a radiator

OUTSIDE

To the front there is a gravelled area for parking of cars and to the rear there is an enclosed blocked paved area

DIRECTIONS

SATNAV - postcode YO12 5JU

what3words - ///rails.mercy.loaded

UTILITY INFORMATION

COUNCIL TAX: Band B (North Yorkshire Council)

WATER CHARGES: The property is on a water meter

GAS AND ELECTRIC: Regular meters

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £170.00 (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 £750.00

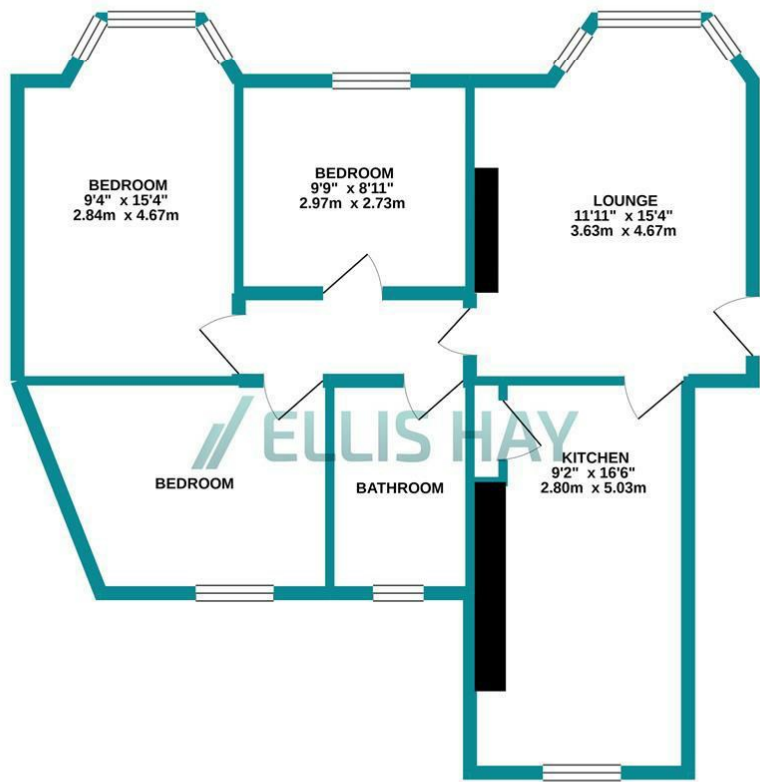
HOLDING DEPOSIT -£170.00

DEPOSIT £865.00

TOTAL £1445.00

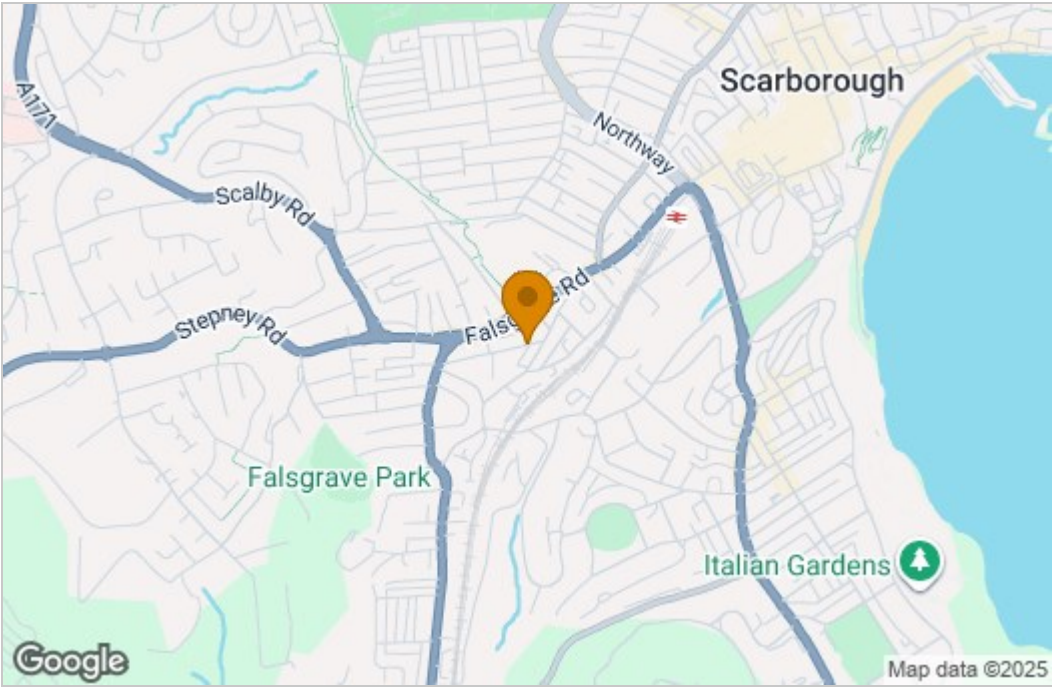
Floor Plan

GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.

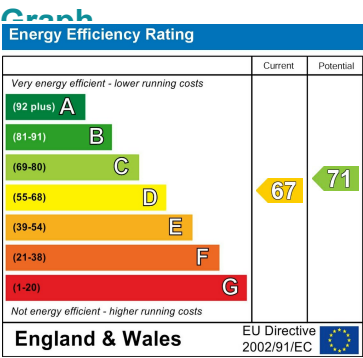


TOTAL FLOOR AREA: 678 sq.ft. (63.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.