



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

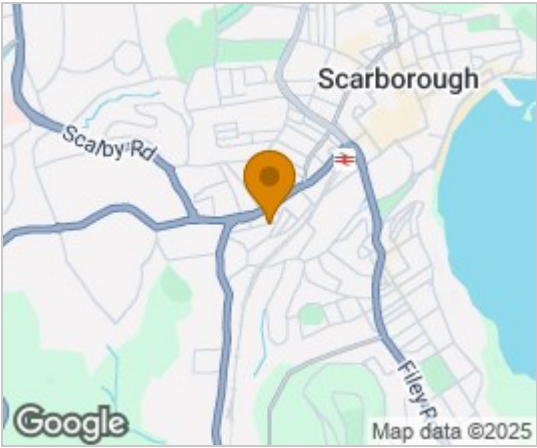
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £170.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVANT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING INFORMATION, 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:

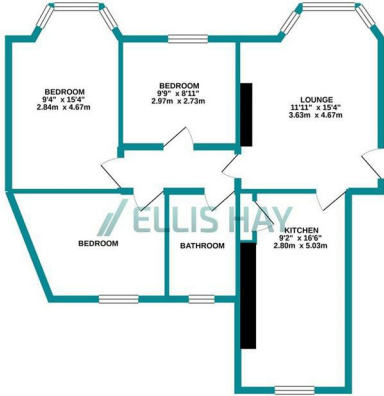
RENT £750.00
HOLDING DEPOSIT -£170.00
DEPOSIT £865.00

TOTAL £1445.00

Area Map

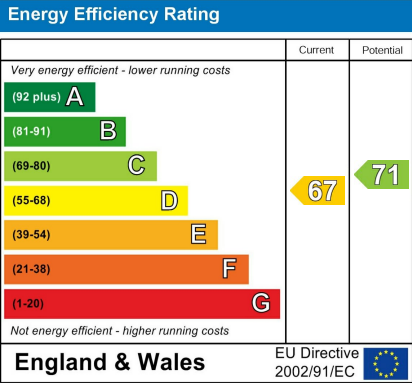


Floor Plans
GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 sq.m.) approx.

Energy Efficiency Graph



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