



2B Hoxton Road

, Scarborough, YO12 7ST

£495 PCM



This one bedroom flat is located close to the Town Centre and walking distance to the beach. It comprises a lounge, kitchen, bedroom and bathroom. The property benefits from gas central heating and uPVC double glazing.

Sorry not suitable for children or pets. Strictly no smoking.

EPC rating D



COMMUNAL DOOR

leading to

COMMUNAL HALLWAY

with stairs leading to

FLAT DOOR

leading to

LOUNGE

with bay window, decorative fire surround and radiators

KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splashback, space for washing machine, space for cooker, window and radiator

BEDROOM

with radiator and window

BATHROOM

with white three piece suite, shower over the bath, radiator and window

DIRECTIONS

SATNAV - postcode YO12 7ST
what3words - ///help.hopes.exam

UTILITIES

COUNCIL TAX - Band A (North Yorkshire Council)
GAS AND ELECTRIC CHARGES - PAYG
WATER CHARGES - TBC

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £110.00 (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 £495.00
HOLDING DEPOSIT -£110.00
DEPOSIT £570.00

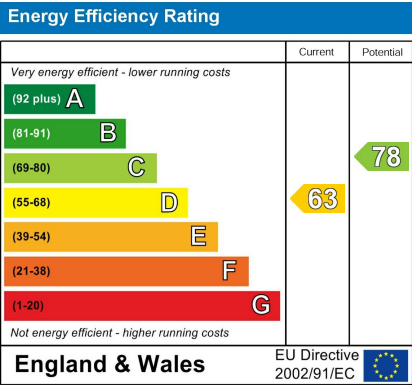
TOTAL £955.00

Area Map



Floor Plans

Energy Efficiency Graph



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