



4 Esplanade Crescent

, Scarborough, YO11 2XB

£695 PCM



This two bedroom Garden Flat is situated in a block of four in this prestigious location close to the Italian Gardens with walks to the South Bay, close to Ramshill shops and within walking distance of the Town. The property benefits from its own private entrances, gas central heating, double glazing to most of the windows, communal garden, use of a garage and comprises a lounge, kitchen, utility room, two bedrooms and bathroom.

Children considered, Sorry no Pets and No Smoking

EPC rating C



DRIVEWAY APPROACH

PRIVATE FLAT DOOR

leading to

HALLWAY

leading to

LOUNGE

with windows overlooking the front and side, fireplace and radiator

KITCHEN

with a range of base and wall units, stainless steel sink, tiled splashback, plumbing for washing machine, space for electric cooker,, space for fridge, radiator and door leading to the rear

UTILITY ROOM

with plumbing for washing machine

BEDROOM ONE

with bay window overlooking the rear, window seat and radiator

BEDROOM TWO

with window, wardrobe and radiator

BATHROOM

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

OUTSIDE

communal rear garden and car ports

DIRECTIONS

SATNAV - postcode YO11 2XB
what3words - ///crop.summer.create

UTILITIES

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

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £160.00 (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).

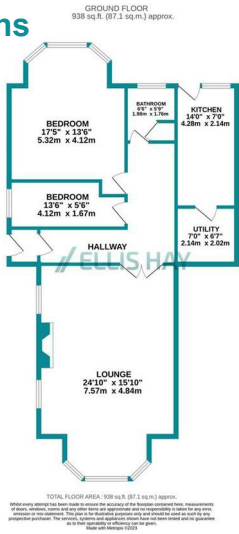
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:
RENT £695.00
HOLDING DEPOSIT -£160.00
DEPOSIT £800.00

TOTAL £1335.00

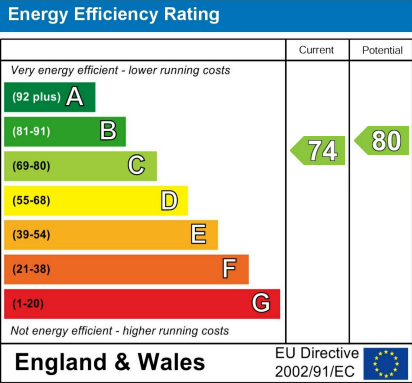
Area Map



Floor Plans



Energy Efficiency Graph



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