



1 Victoria Parade

, Scarborough, YO11 1TY

£475 PCM



This one bedroom second floor flat is situated close to Falsgrave and is within easy walking distance of the Town Centre. The property has gas central heating and uPVC double glazing and briefly comprises a lounge, kitchen, bedroom and a bathroom.

Not suitable for Pets or Children, No Smoking.

EPC rating C



COMMUNAL FRONT DOOR

HALLWAY

With stairs to all floors

FLAT DOOR

Leading to

HALLWAY

With doors to all rooms

LOUNGE

With uPVC double glazed window, cupboard and radiator

KITCHEN

With a range of wall and base units, integrated electric hob and oven, plumbing for washing machine and stainless steel sink

BEDROOM

With uPVC double glazed window and radiator

BATHROOM

With a white three piece having an electric shower over the bath, cupboard and uPVC double glazed window

DIRECTIONS

Satnav: YO11 1TY

What3words; ///deeply.words.robot

UTILITIES

COUNCIL TAX: Band A - North Yorkshire Council

GAS & ELECTRIC: PAYG

WATER: Yorkshire Water

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £105.00 (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:

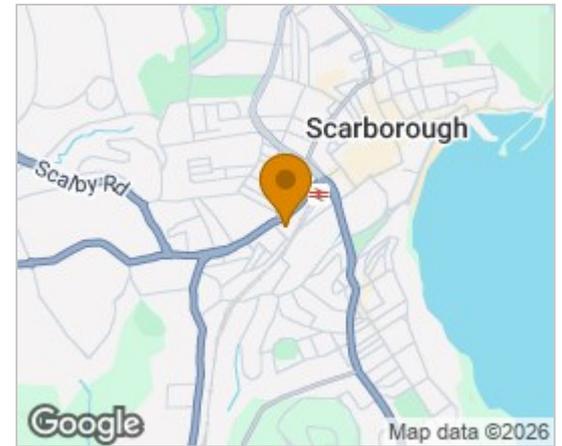
RENT £475.00

HOLDING DEPOSIT -£105.00

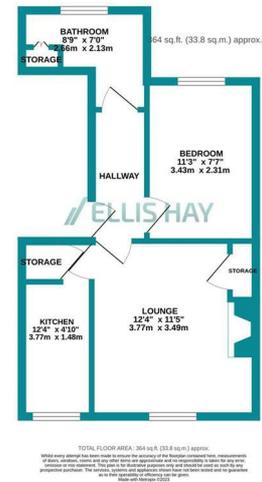
DEPOSIT £545.00

TOTAL £915.00

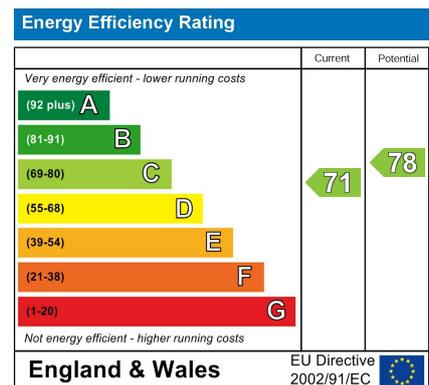
Area Map



Floor Plans



Energy Efficiency Graph



Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that (all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property