



14 Westwood Road, Scarborough, YO11 2JH
£850 PCM

This two bedroom bungalow is situated close to Falsgrave and also within walking distance to the South Bay and Town Centre. It comprises a kitchen/diner, lounge, two bedrooms and a bathroom. The property also benefits from a garage, garden at the rear, gas central heating and uPVC double glazing.

Children considered, sorry not suitable for pets and strictly no smoking.

EPC rating B

FRONT DOOR

leading to

KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splash back, integrated oven and hob, dishwasher, integrated fridge, integrated freezer, space for washing machine, uPVC window and door

LOUNGE

with electric fire and surround, uPVC window and radiators

BEDROOM ONE

with built in furniture, uPVC window and radiator

BEDROOM TWO

with uPVC window and radiator

BATHROOM

with white three piece suite, separate shower cubicle, uPVC window and radiator

OUTSIDE

rear garden area

DIRECTIONS

SATNAV - postcode YO11 2JH

what3words - ///clown.doll.gained

UTILITIES

COUNCIL TAX - Band C (North Yorkshire Council)

GAS CHARGES - metered

WATER CHARGES - TBC

ELECTRIC CHARGES - metered

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £195.00 (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 £850.00

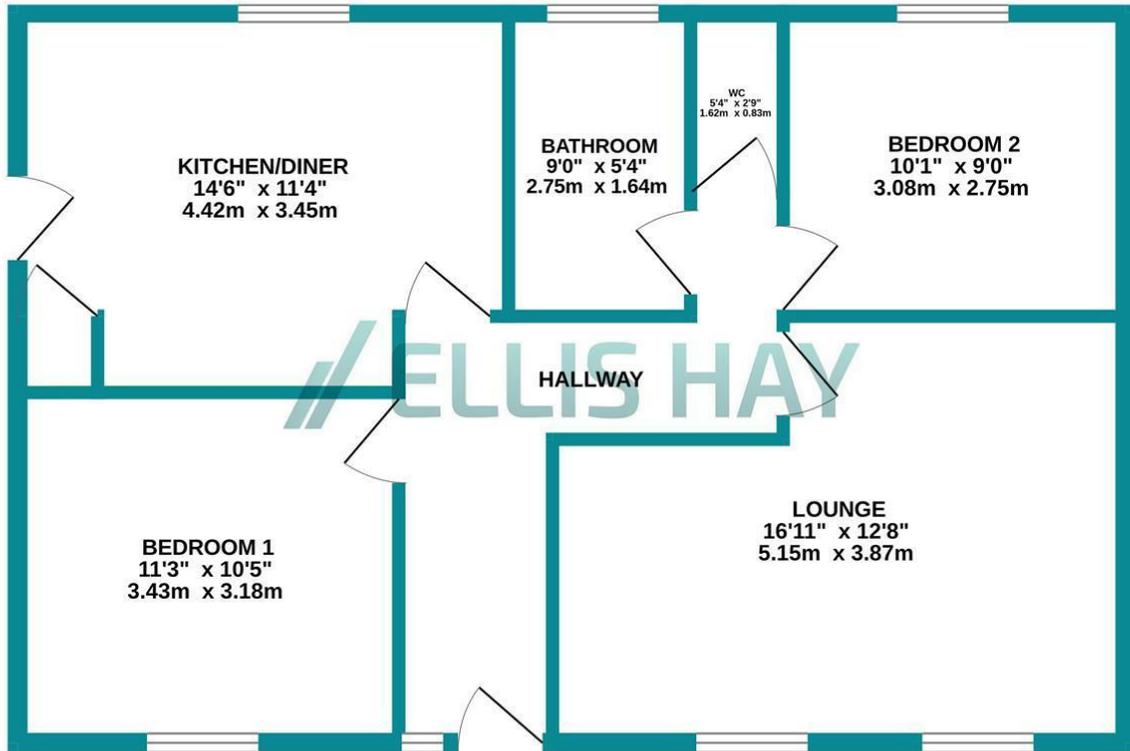
HOLDING DEPOSIT -£195.00

DEPOSIT £980.00

TOTAL £1635.00

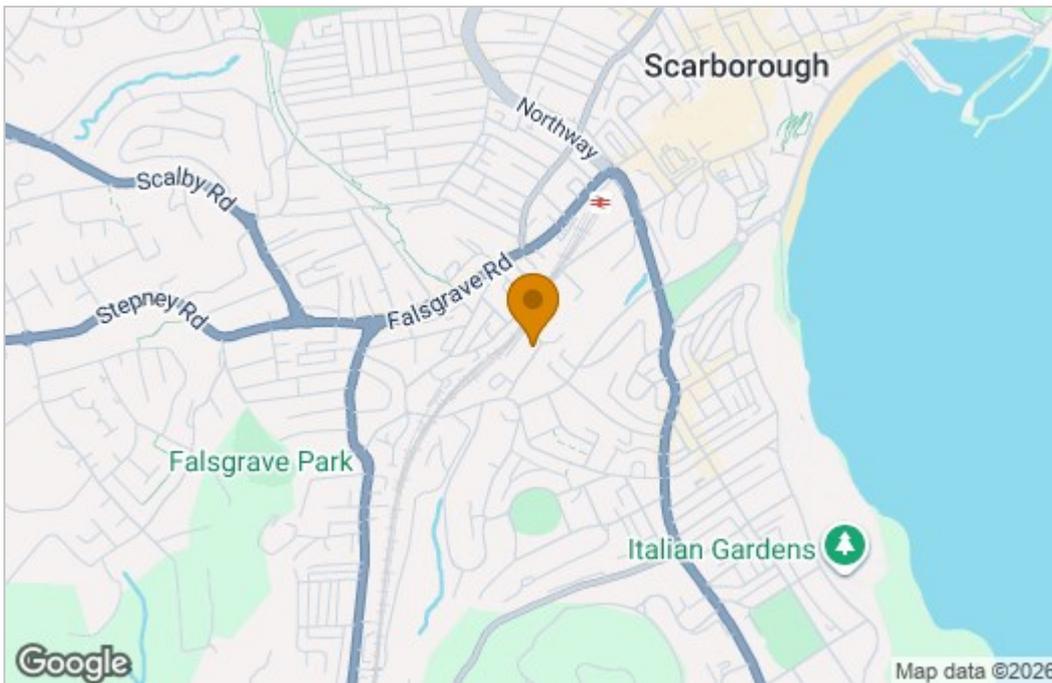
Floor Plan

GROUND FLOOR
711 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA: 711 sq.ft. (66.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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

Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	91
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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