



83 Nelson Street

, Scarborough, YO12 7TA

£595 PCM



A level-access, ground floor, two bedroom flat close to the Town Centre. The property benefits from double glazing and gas central heating and comprises two bedrooms, an open plan lounge-kitchen and bathroom. Children welcome, pets considered, no smoking. EPC rating C



ENTRANCE HALL

With intercom system, security alarm, central heating thermostat and radiator

KITCHEN

Open plan with a range of wall and base units, integrated fridge freezer, integrated electric oven and ceramic hob, washing machine housed in unit, extractor fan, stainless steel sink with mixer tap, tiled splashback, spotlights and laminate floor.

LOUNGE

Carpeted, 2 radiators, two windows overlooking the front, T.V point, cupboard housing the electric meter and overhead light

BEDROOM 1

A double bedroom with window overlooking the rear, radiator, T.V point and room for a triple wardrobe.

BEDROOM 2

With window overlooking the rear, cupboard housing the boiler with room for storage and radiator.

BATHROOM

White 3 piece suite with W.C, hand basin and bath with shower over. Fully tiled, stainless steel ladder style radiator and laminate flooring

DIRECTIONS

SATNAV - postcode YO12 7TA
what3words - ///tubes.bars.inform

UTILITIES

COUNCIL TAX: Band A - Scarborough Borough Council
GAS CHARGES: Regular meter
ELECTRIC CHARGES: Regular meter
WATER CHARGES: TBC

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £135.00 (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:

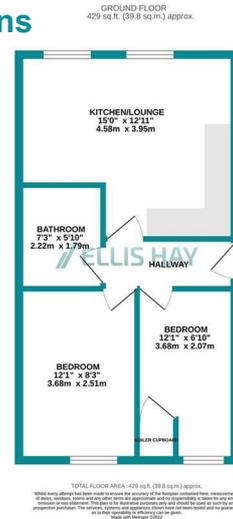
RENT £595.00
HOLDING DEPOSIT -£135.00
DEPOSIT £685.00

TOTAL £1145.00

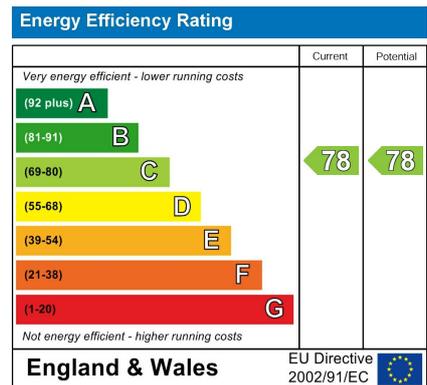
Area Map



Floor Plans



Energy Efficiency Graph



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