



21 Oakville Avenue, Scarborough, YO12 7NR
£895 PCM

This three bedroom terraced house is situated close to Peasholm Park and the South Bay, as well as being within walking distance of the Town Centre and supermarkets. It comprises a lounge, dining room, kitchen, three bedrooms and a bathroom. The property benefits from gas central heating, uPVC double glazing and a rear yard.

Children considered, sorry no pets and strictly no smoking.

EPC rating D

FRONT DOOR

leading to

HALLWAY

leading to

LOUNGE

with bay window overlooking the front, gas fire and surround and radiator

DINING ROOM

with fire and surround, radiator, built in cupboard and window overlooking the rear

KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splash back, integrated electric oven and gas hob with extractor over, space for washing machine, space for fridge freezer, door leading outside

UPSTAIRS TO

BEDROOM ONE

with built in wardrobes, radiator and bay window overlooking the front

BEDROOM TWO

with built in cupboards, radiator and window

BEDROOM THREE

with radiator and window

BATHROOM

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

OUTSIDE

enclosed rear yard

DIRECTIONS

SATNAV - postcode YO12 7NR
what3words - ///pocket.myself.dirt

UTILITIES

COUNCIL TAX - Band B (North Yorkshire Council)
GAS CHARGES - metered
ELECTRIC CHARGES - metered
WATER CHARGES - TBC

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £205.00 (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 £895.00

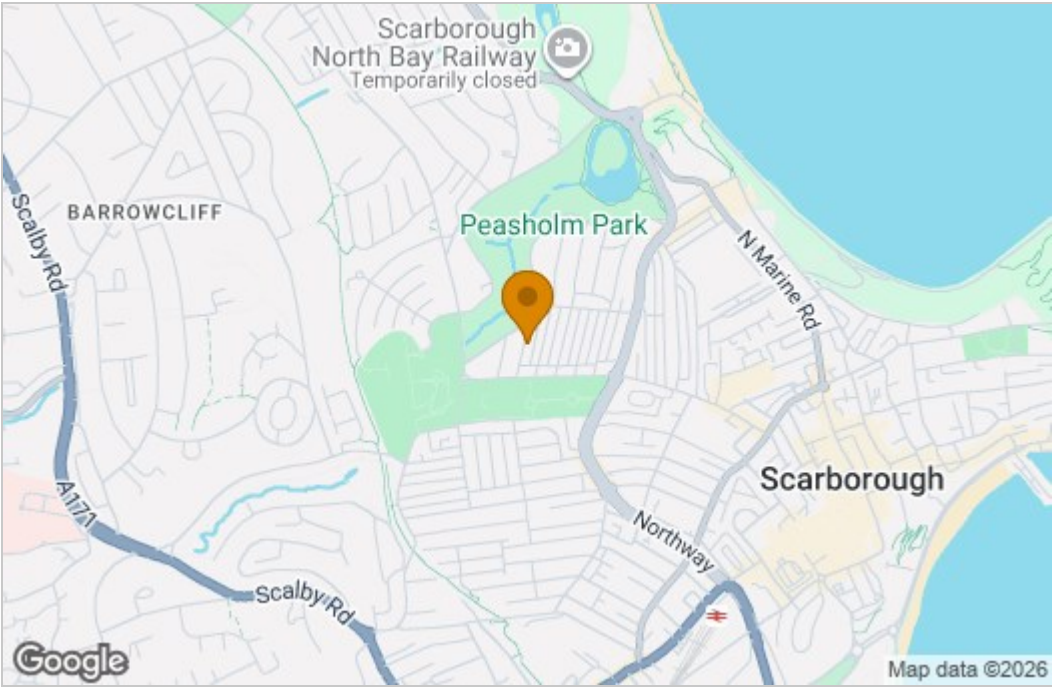
HOLDING DEPOSIT -£205.00

DEPOSIT £1030.00

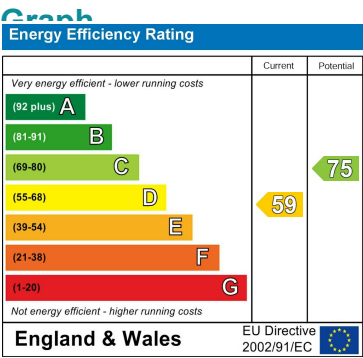
TOTAL £1720.00

Floor Plan

Area Map



Energy Efficiency



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