



**37 Gildercliffe, Scarborough, YO12 6NT**

**£550 PCM**

This one bedroom first floor flat is situated in the Barrowcliff area of Scarborough. It comprises a lounge, modern kitchen, bedroom and a bathroom. The property benefits from gas central heating, uPVC double glazing and an enclosed balcony.

Strictly no smoking.

EPC Rating: D

## **PRIVATE FRONT DOOR**

## **UPSTAIRS TO**

## **HALLWAY**

leading to

## **LOUNGE**

with window overlooking the front and radiator.  
There is access to a balcony overlooking the front.

## **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 fridge freezer, space for washing machine, radiator and window

## **BEDROOM**

with window and radiator

## **BATHROOM**

with white three piece suite, radiator and window

## **DIRECTIONS**

SATNAV - postcode YO12 6NT  
what3words - ///hours.back.cave

## **UTILITIES**

COUNCIL TAX - Band A (North Yorkshire Council)  
GAS CHARGES - mains metered  
ELECTRIC CHARGES - mains metered  
WATER CHARGES - mains metered

## **REFERENCING**

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £125.00 (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:

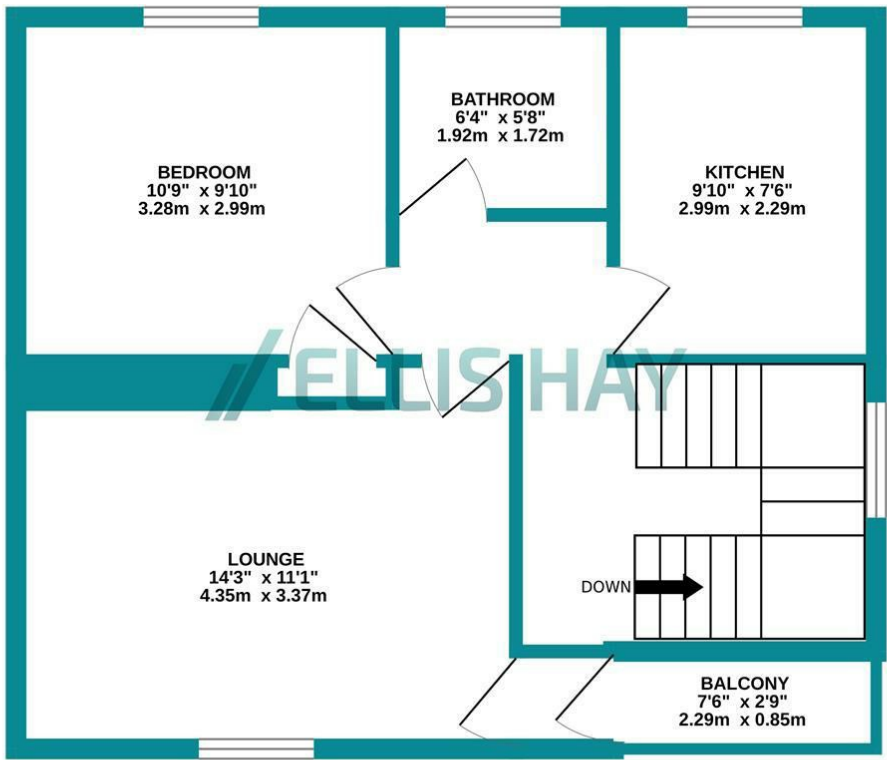
RENT £550.00  
HOLDING DEPOSIT -£125.00  
DEPOSIT £630.00

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TOTAL £1055.00  
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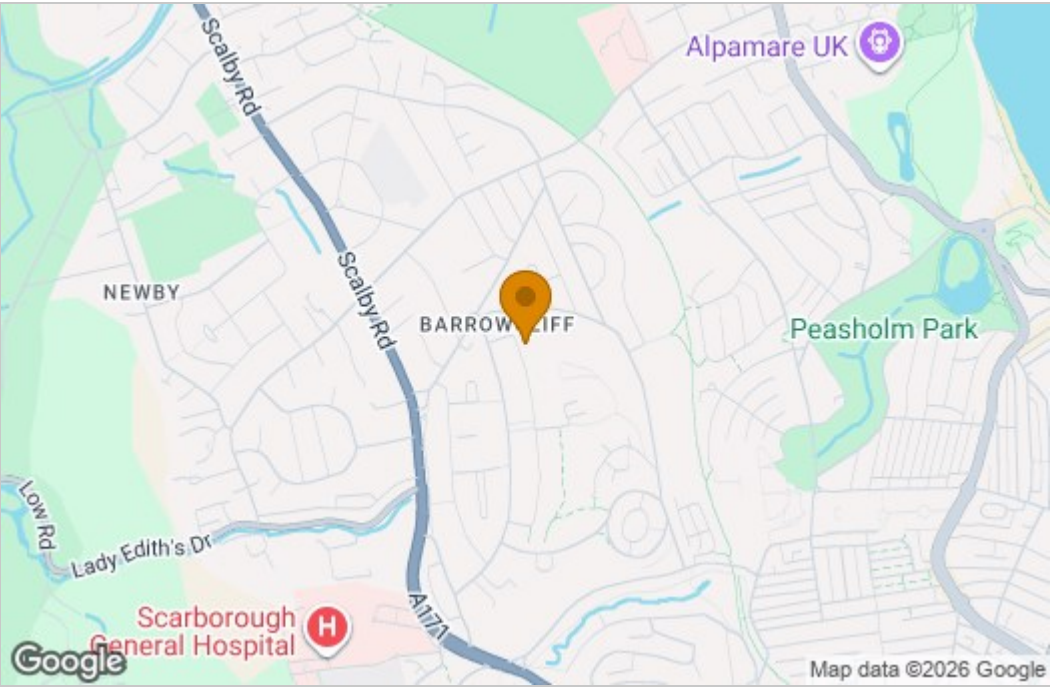
Floor Plan

FIRST FLOOR  
483 sq.ft. (44.9 sq.m.) approx.

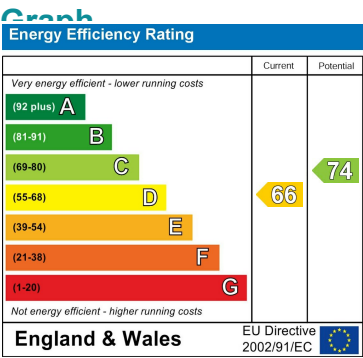


TOTAL FLOOR AREA: 483 sq.ft. (44.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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



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