



## Hester Court Weydale Avenue, Scarborough, YO12 6AU

**£695 PCM**

This two bedroom ground floor flat is located close to the North Bay and Peasholm Park but also within walking distance of the Town Centre. The property comprises a lounge, kitchen, two bedrooms and a bathroom. It also benefits from its own entrance at the rear.

An older child will be considered, sorry not suitable for pets and strictly no smoking.

EPC rating E

## COMMUNAL FRONT DOOR

leading to

## COMMUNAL HALLWAY

leading to

## FLAT DOOR

leading to

## LOBBY

with built in cupboard

## HALLWAY

leading to

## LOUNGE

with electric fire and surround, electric heater and window

## KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splash back, space for washing machine, gas cooker, space for fridge/freezer, window and door leading to outside

## BEDROOM ONE

with window and electric heater

## BEDROOM TWO

with window and electric heater

## BATHROOM

with white three piece suite, window and electric heater

## DIRECTIONS

SATNAV - postcode YO12 6AU  
what3words - ///cloth.sunk.shakes

## UTILITIES

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

## REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £160.00 (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 £695.00  
HOLDING DEPOSIT -£160.00  
DEPOSIT £800.00

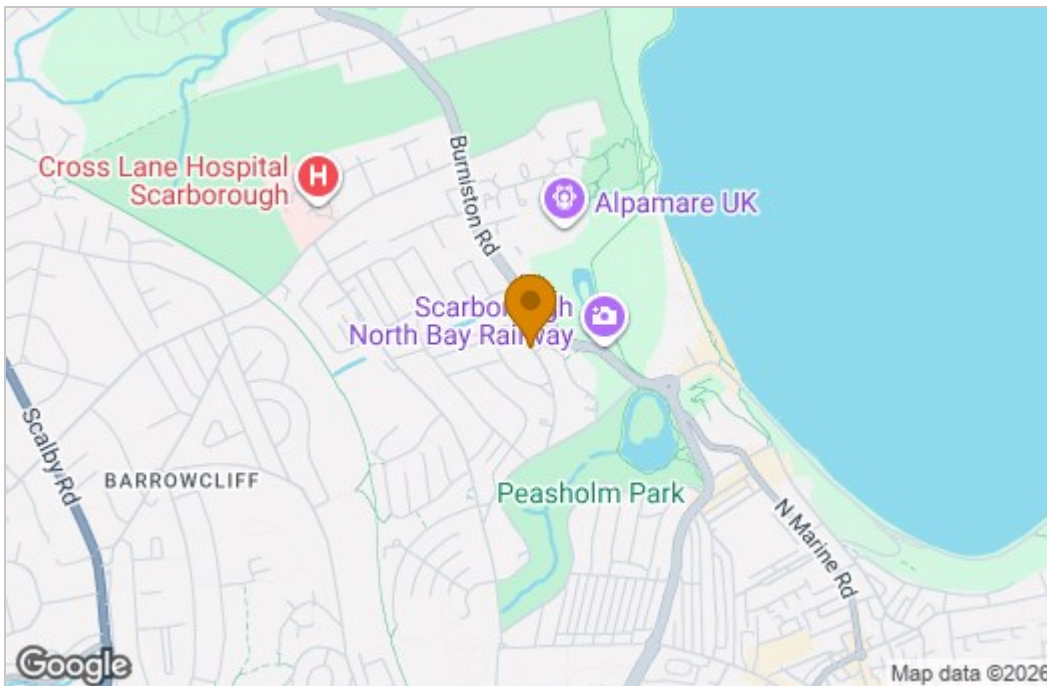
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TOTAL £1335.00

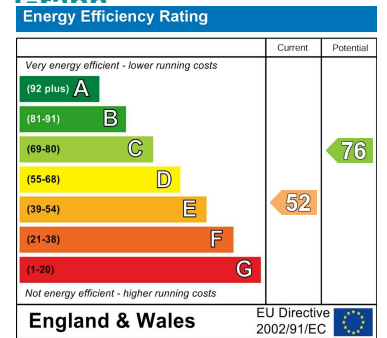
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# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.