



**11 South Street, Scarborough, YO11 2BP**

**£595 PCM**

This furnished two double bedroomed furnished flat is situated in the popular South Cliff area of Scarborough and benefits from an open plan lounge/kitchen, two bedrooms and bathroom. It also benefits from gas central heating, part uPVC double glazing and door entry phone.

Sorry not suitable for children or pets. Strictly no smoking.

EPC rating D

**COMMUNAL FRONT DOOR**

leading to

**COMMUNAL HALLWAY**

with stairs up to

**FLAT DOOR**

leading to

**HALLWAY**

leading to

**LOUNGE**

with window and radiator

**KITCHEN**

with a range of base and wall units, integrated oven and hob, space for washing machine, space for fridge,

**BEDROOM ONE**

with wardrobe, window and radiator

**BEDROOM TWO**

with window and radiator

**BATHROOM**

with shower cubicle, WC and hand basin

**DIRECTIONS**

SATNAV - postcode YO11 2BP  
what3words - ///buddy.cowboy.branded

**UTILITIES**

COUNCIL TAX - Band A (North Yorkshire Council)  
GAS AND ELECTRIC CHARGES - TBC  
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).

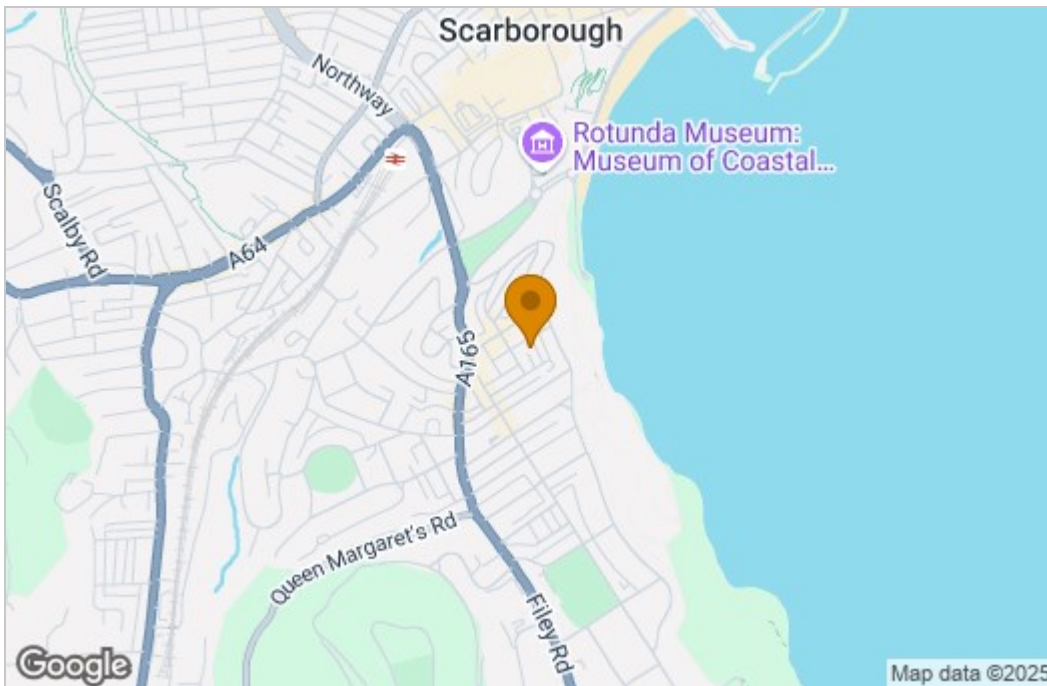
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £595.00  
HOLDING DEPOSIT -£135.00  
DEPOSIT £685.00

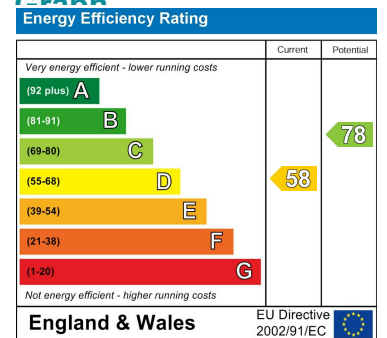
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TOTAL £1145.00  
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# Floor Plan

## 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.