



36 Westbourne Grove

, Scarborough, YO11 2DL

£550 PCM



This top floor flat is situated on South Cliff, close to local shops and also within walking distance of the South Bay. It comprises a lounge, kitchen, bedroom and bathroom.

Not suitable for children or pets.

Strictly no smoking.

EPC rating E



COMMUNAL FRONT DOOR

leading to

COMMUNAL HALLWAY

with stairs up to

FLAT DOOR

leading to

HALLWAY

leading to

LOUNGE

with window and electric radiator

KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splashback, integrated oven and hob with extractor over, space for washing machine, space for fridge freezer and window

BEDROOM

with built in cupboard, window and electric heater

BATHROOM

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

DIRECTIONS

SATNAV - postcode YO11 2DL

what3words - ///harp.shade.spins

UTILITIES

COUNCIL TAX - Band A (North Yorkshire Council)

ELECTRIC CHARGES - coin meter

WATER CHARGES - included

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 £550.00

HOLDING DEPOSIT -£125.00

DEPOSIT £630.00

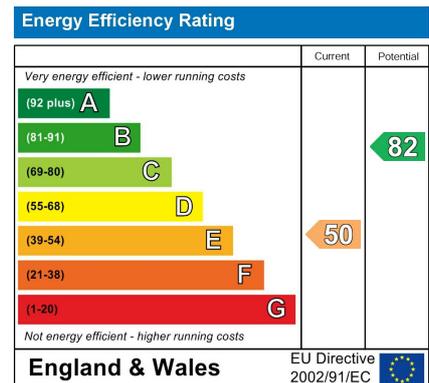
TOTAL £1055.00

Area Map



Floor Plans

Energy Efficiency Graph



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