



14 West Square, Scarborough, YO11 1TW
£495 PCM

A one bedroom first floor flat in Scarborough Town Centre in a well maintained block opposite the train station. The property benefits from gas central heating and comprises a lounge, bedroom, kitchen and bathroom.

Not suitable for children or pets.

EPC Rating C

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, stainless steel sink unit, tiled splashback, integrated electric oven and hob, space for washing machine, space for fridge and window

BEDROOM

with window and radiator

BATHROOM

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

DIRECTIONS

SATNAV - postcode YO11 1TW

what3words - ///young.churn.loss

UTILITIES

COUNCIL TAX - Band A (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 £110.00 (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 £495.00

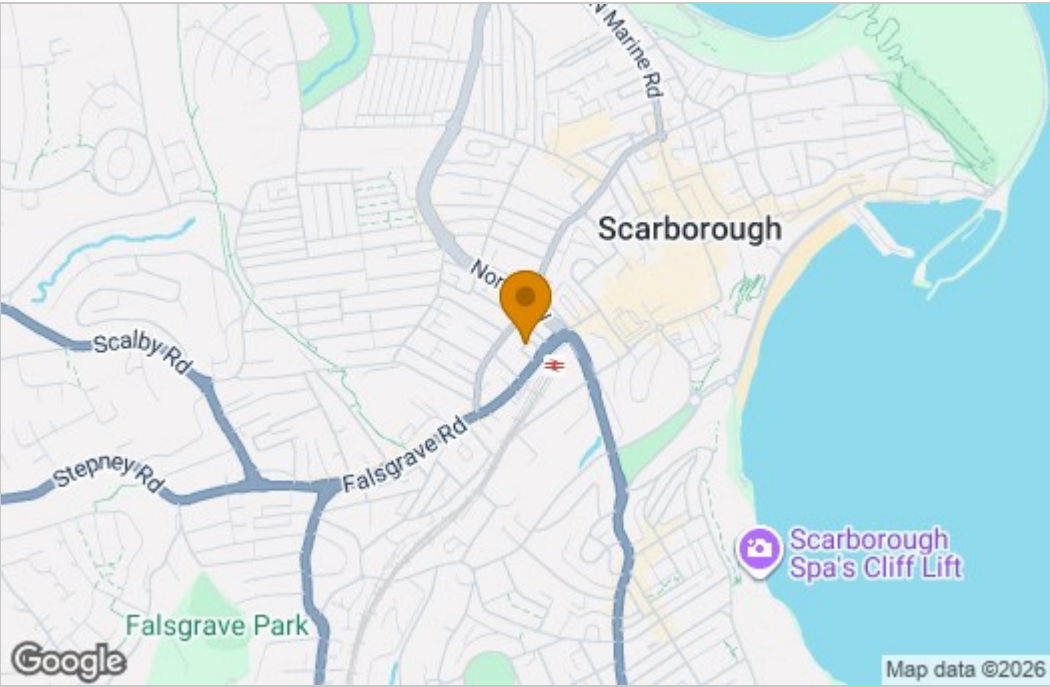
HOLDING DEPOSIT -£110.00

DEPOSIT £570.00

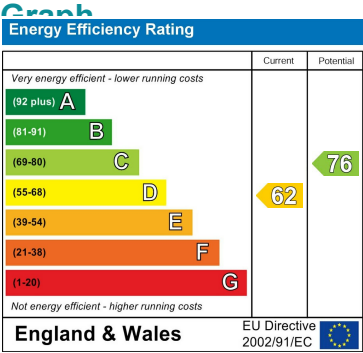
TOTAL £955.00

Floor Plan

Area Map



Energy Efficiency



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