



**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).

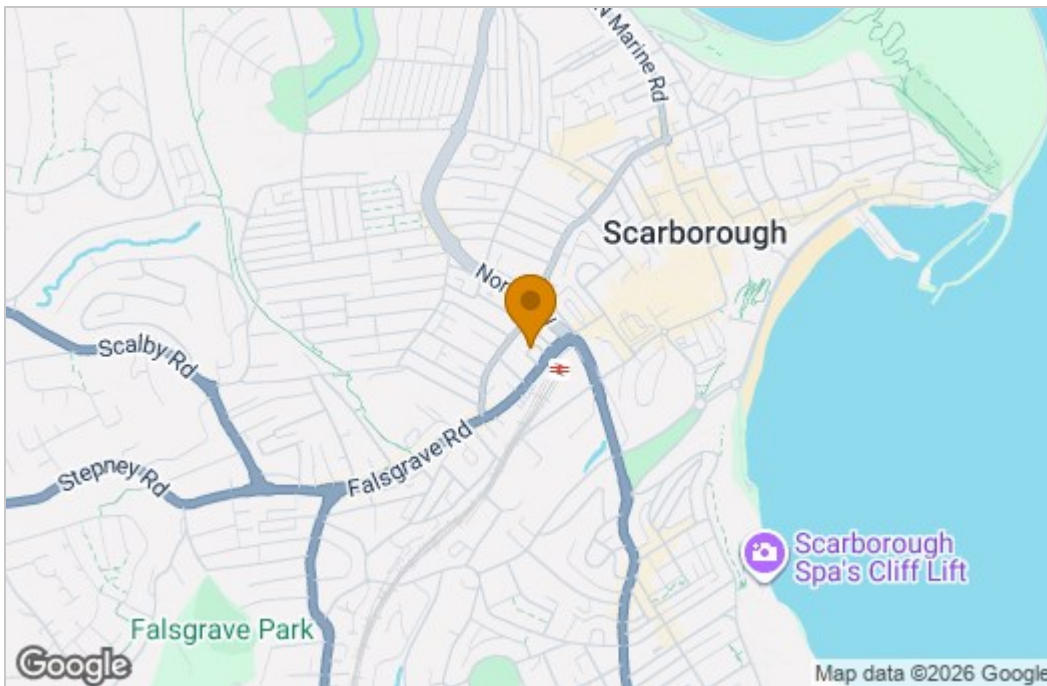
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £495.00  
HOLDING DEPOSIT -£110.00  
DEPOSIT £570.00

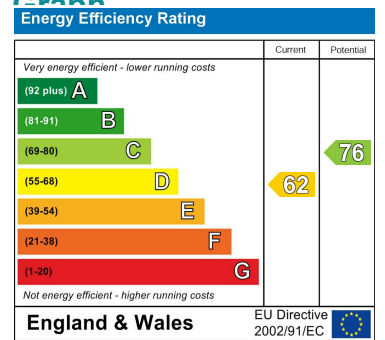
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TOTAL £955.00  
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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