



43 Grange Avenue, Scarborough, YO12 4AA
£550 PCM

A 2-bedroom apartment located on Grange Avenue in the picturesque town of Scarborough. Close to Falsgrave the area has excellent transport links and the street offers unrestricted parking. The property benefits from uPVC double glazing and gas central heating and briefly comprises a dining kitchen, lounge and 2 bedrooms. EPC Rating D. Council Tax Band A. No smoking. Not suitable for pets.

This newly decorated two bedroom First Floor Flat is situated close to Falsgrave and is within walking distance of the Town Centre. The property has gas fired heating, some double glazing, lounge, kitchen, two bedrooms and a bathroom

A Child is welcome Sorry No Pets or Smoking
EPC rating D

FORECOURT FRONT TO COMMUNAL FRONT DOOR

With own private flat door

STAIRS TO FIRST FLOOR

HALLWAY

With cupboards, radiator and loft access

LOUNGE

With two windows overlooking the front, coved ceiling, tiled fire place, gas fire , radiator and a T.V point

KITCHEN

With a range of wall and base units, overhead cupboards, inset stainless steel sink, tiled splashbacks, gas cooker, plumbing for automatic washing machine, space for a fridge, UPVC double glazed window overlooking the rear and a UPVC double glazed door to the rear

BEDROOM ONE

With a radiator and a UPVC double glazed window overlooking the rear

BEDROOM TWO

With a radiator and a UPVC double glazed window overlooking the front

BATHROOM

With a two piece suite with a shower mixer tap, part tiled walls and a UPVC double glazed window

SEPARATE W/C

With a W/C

OUTSIDE

There is a dust bin area to the rear

LOCATION

What3Words///speaks.glass.quick

UTILITY INFORMATION

COUNCIL TAX: Band A - Scarborough Borough Council

WATER CHARGES: Yorkshire Water

GAS AND ELECTRIC: Meters

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £125.00 (PLEASE NOTE: THIS WILL BE WITHHELD I F 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

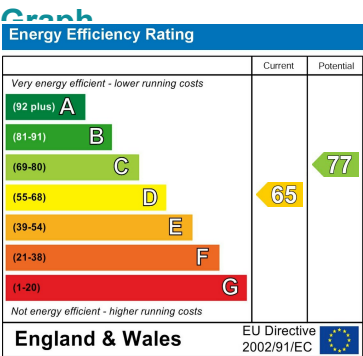
TOTAL £1055.00

Floor Plan

Area Map



Energy Efficiency



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