



88 Scalby Road

, Scarborough, YO12 5QN

£775 PCM



This modern two bedroom ground floor apartment is situated on Scalby Road close to local shops and on a bus route to the Town Centre. It benefits from gas central heating and uPVC double glazing. The apartment comprises a lounge/diner, kitchen, two bedrooms and a bathroom.

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

EPC rating C



COMMUNAL FRONT DOOR

leading to

HALLWAY

leading to

FLAT DOOR

leading to

HALLWAY

leading to

LOUNGE/DINER

with bay window overlooking the front and radiator

KITCHEN

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

BEDROOM ONE

with window and radiator

BEDROOM TWO

with window and radiator

BATHROOM

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

DIRECTIONS

SATNAV - Postcode YO12 5QN
what3words - ///pilots.adding.brains

UTILITIES

COUNCIL TAX - Band B (North Yorkshire Council)
GAS AND ELECTRIC CHARGES - metered
WATER CHARGES - TBC

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £175.00 (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 THAT ARE DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

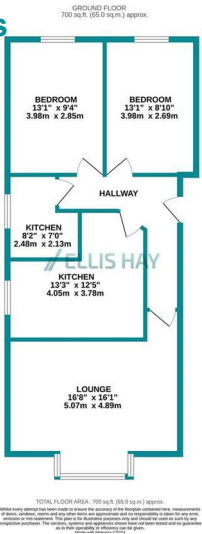
RENT £775.00
HOLDING DEPOSIT -£175.00
BOND £890.00

TOTAL £1490.00

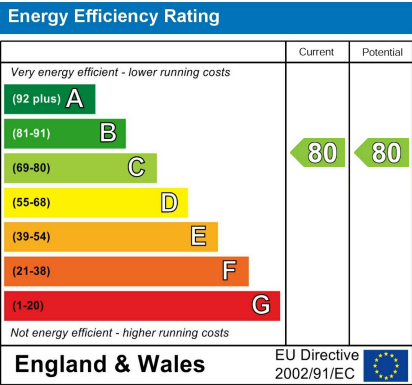
Area Map



Floor Plans



Energy Efficiency Graph



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