



**55a Avenue Road**

, Scarborough, YO12 5JU

**£495 PCM**



This lovely one bedroom flat, (originally a 'Hayloft' for a coaching house) benefits from open plan lounge /dining room with a small table and chairs, fitted kitchen with gas hob, electric oven and a fridge freezer, En-suite shower room. There is a modern bed frame in the bedroom. Gas central heating and double glazing. Conveniently placed for all Falsgrave's amenities. Please note rent includes water rates and the cleaning of the windows once a month. (Garage not included).

**SORRY NO SMOKERS, PETS OR CHILDREN.**

**NO SPACE FOR WASHING MACHINE.** A local launderette does service washes.

**EPC rating C**



## FRONT DOOR

leading to

## LOUNGE/DINER

with uPVC double glazed window and door, TV stand, table and chairs and radiator

## KITCHEN

with a range of base units, integrated electric oven and gas hob, fridge freezer and radiator. PLEASE NOTE THERE IS NO SPACE FOR A WASHING MACHINE.

## BEDROOM ONE

with a double bed base, uPVC double glazed window and radiator

## BATHROOM

with a white three piece suite and radiator

## UTILITIES

COUNCIL TAX - Band A (Scarborough Borough Council)

ELECTRIC CHARGES - TBC

GAS CHARGES - TBC

WATER CHARGES - TBC

## DIRECTIONS

SATNAV - postcode YO12 5JU

what3words - ///pretty.traded.activism

## 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:

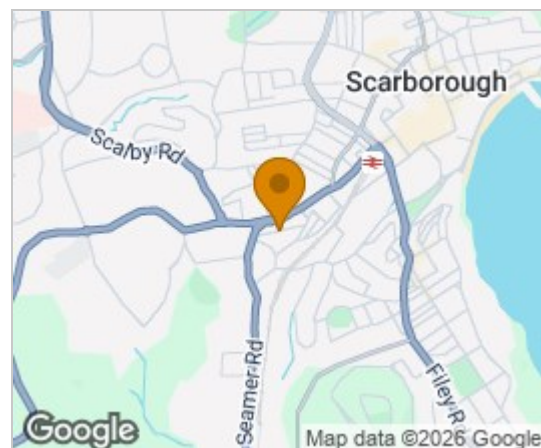
RENT £495.00

HOLDING DEPOSIT -£110.00

DEPOSIT £570.00

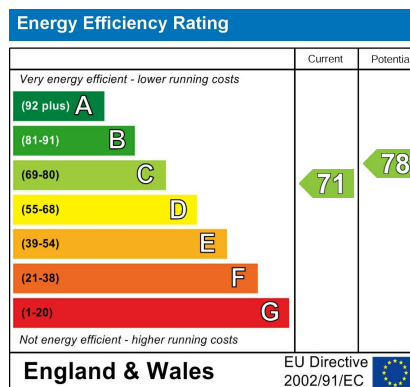
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TOTAL £955.00

## Area Map



## Floor Plans

## Energy Efficiency Graph



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