



37 Gildercliffe, Scarborough, YO12 6NT

£550 PCM

This one bedroom first floor flat is situated in the Barrowcliff area of Scarborough. It comprises a lounge, modern kitchen, bedroom and a bathroom. The property benefits from gas central heating, uPVC double glazing and an enclosed balcony.

Strictly no smoking.

EPC Rating: D

PRIVATE FRONT DOOR

UPSTAIRS TO

HALLWAY

leading to

LOUNGE

with window overlooking the front and radiator.
There is access to a balcony overlooking the front.

KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splash back, integrated electric oven and gas hob with extractor over, space for fridge freezer, space for washing machine, radiator and window

BEDROOM

with window and radiator

BATHROOM

with white three piece suite, radiator and window

DIRECTIONS

SATNAV - postcode YO12 6NT
what3words - ///hours.back.cave

UTILITIES

COUNCIL TAX - Band A (North Yorkshire Council)
GAS CHARGES - mains metered
ELECTRIC CHARGES - mains metered
WATER CHARGES - mains metered

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 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 £550.00

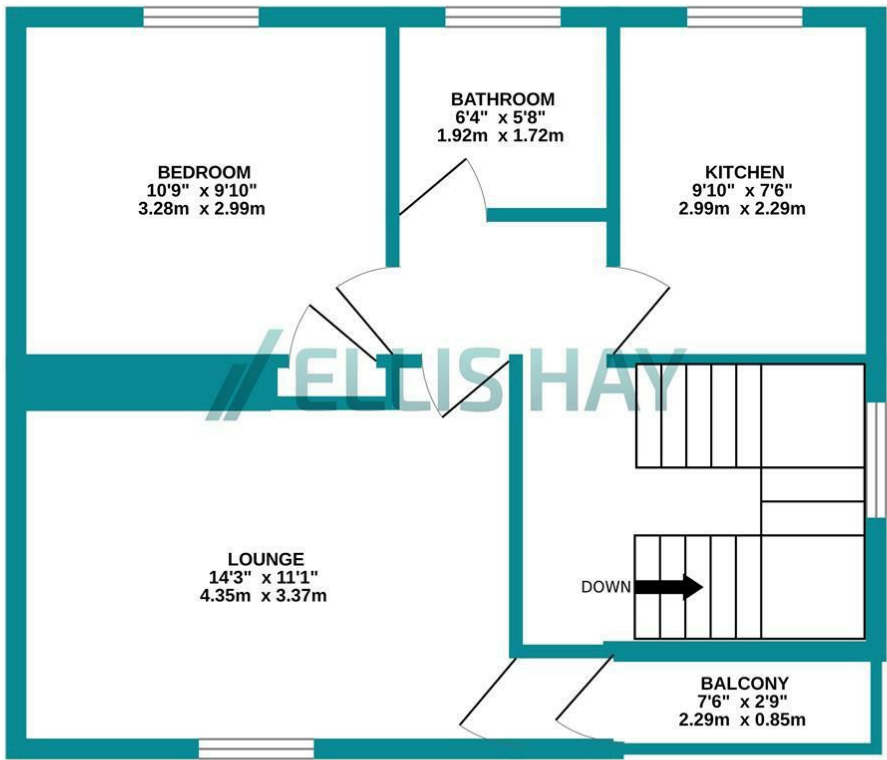
HOLDING DEPOSIT -£125.00

DEPOSIT £630.00

TOTAL £1055.00

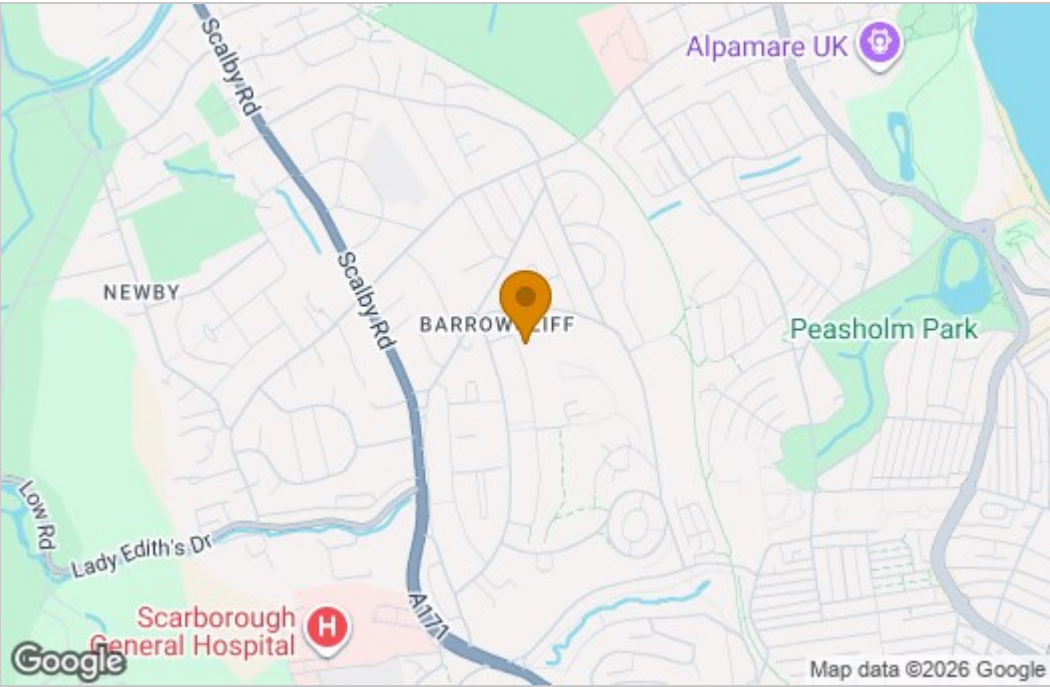
Floor Plan

FIRST FLOOR
483 sq.ft. (44.9 sq.m.) approx.

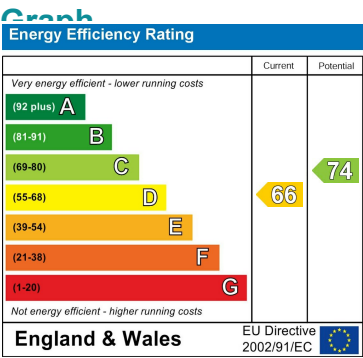


TOTAL FLOOR AREA: 483 sq.ft. (44.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency



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