



47 Westbourne Grove

, Scarborough, YO11 2DW

£695 PCM



This two bedroomed modern apartment is situated in a modern development just off Valley Road and is within walking distance of the Town centre and South Bay. The property offers gas fired heating, double glazing and comprises of a lounge/kitchen, two bedrooms and a bathroom.

An older child considered. Sorry no pets or smoking
EPC rating D



COMMUNAL FRONT DOOR

with letter boxes and stairs to the top floor

PRIVATE FLAT DOOR

with entrance hall with radiator and cloaks hanging area

LOUNGE/KITCHEN

with a range of wall and base units, inset ceiling spotlights, double glazed window, stainless steel sink, mixer taps, integrated electric oven and hob, extractor hood, integrated fridge/freezer, automatic washing machine and dishwasher, radiator, TV point

BEDROOM ONE

with radiator, TV point, inset ceiling spotlights and double glazed window

BEDROOM TWO

with radiator, inset ceiling spotlights and double glazed window

BATHROOM

with a white three piece suite having a shower over the bath, chrome heated towel rail and a wall mirror

DIRECTIONS

SATNAV - postcode YO11 2DW
what3words - ///tasty.broad.admits

UTILITIES

COUNCIL TAX: Band C – Scarborough Borough Council
WATER CHARGES: the property is water metered
GAS AND ELECTRIC: Quarterly account

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £160.00 (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).

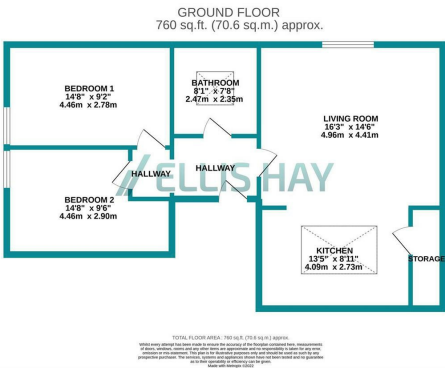
AFTER PASSING THE RENT AND DEPOSIT THAT ARE DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:
RENT £695.00
HOLDING DEPOSIT -£160.00
BOND £800.00

TOTAL £1335.00

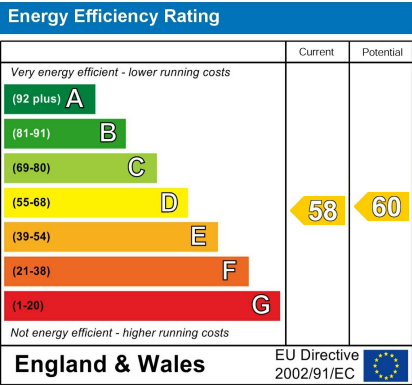
Area Map



Floor Plans



Energy Efficiency Graph



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