



14 West Square, Scarborough, YO11 1TW
£495 PCM

A one bedroom ground floor flat in Scarborough Town Centre in a well maintained block opposite the train station. The property benefits from gas central heating and comprises a lounge, bedroom, modern kitchen and bathroom.

Not suitable for pets and children
EPC Rating C

COMMUNAL FRONT DOOR

leading to

COMMUNAL HALLWAY

leading to

FLAT DOOR

leading to

HALLWAY

leading to

LOUNGE

with window and radiator

KITCHEN

with a range of base and wall units, stainless steel sink unit, integrated oven and hob with extractor over, plumbing for washing machine, space for fridge, window and radiator

BEDROOM ONE

with window, radiator and built in cupboard

BATHROOM

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

DIRECTIONS

SATNAV - Postcode YO11 1TW

What3Words: ///amber.hoping.sheet

UTILITIES

COUNCIL TAX - Band A (North Yorkshire Council)

GAS AND ELECTRIC CHARGES - TBC

WATER CHARGES - TBC

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:

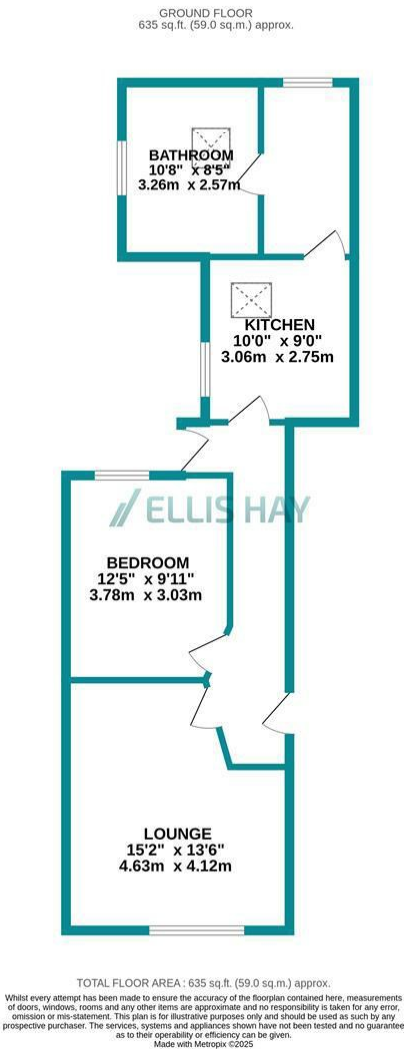
RENT £495.00

HOLDING DEPOSIT -£110.00

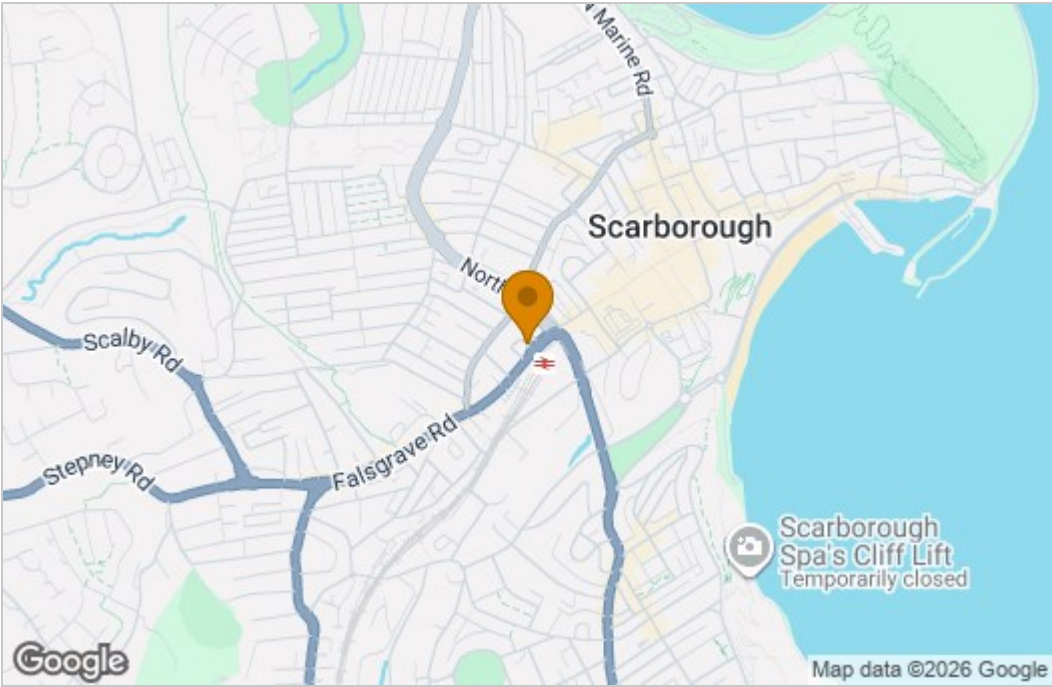
DEPOSIT £570.00

TOTAL £955.00

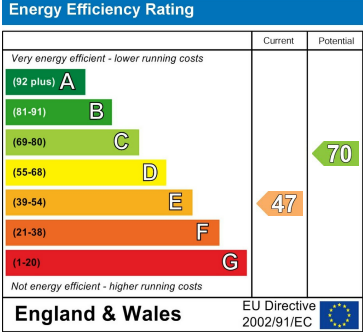
Floor Plan



Area Map



Energy Efficiency
Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.