



8a Gladstone Road, Scarborough, YO12 7BH
£650 PCM

This newly renovated two bedroom maisonette is situated close to the Town Centre, local shops and school. It is also within walking distance of Peasholm Park and the North Bay. The property comprises a lounge, kitchen, two bedrooms and bathroom. It benefits from gas central heating and uPVC double glazing.

Strictly no smoking.

EPC rating D

UPSTAIRS TO

FRONT DOOR

leading to

HALLWAY

leading to

LOUNGE

with bay window overlooking the front, electric fire and radiator

KITCHEN

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

UPSTAIRS TO

BEDROOM ONE

with built in cupboard, window and radiator

BEDROOM TWO

with built in cupboard, window and radiator

BATHROOM

with white three piece suite, shower over bath and radiator

DIRECTIONS

SATNAV - postcode YO12 7BH

what3words - ///media.chew.assist

UTILITIES

COUNCIL TAX - Band A (North Yorkshire Council)

GAS - mains

ELECTRIC - mains

WATER - mains

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £150.00 (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:

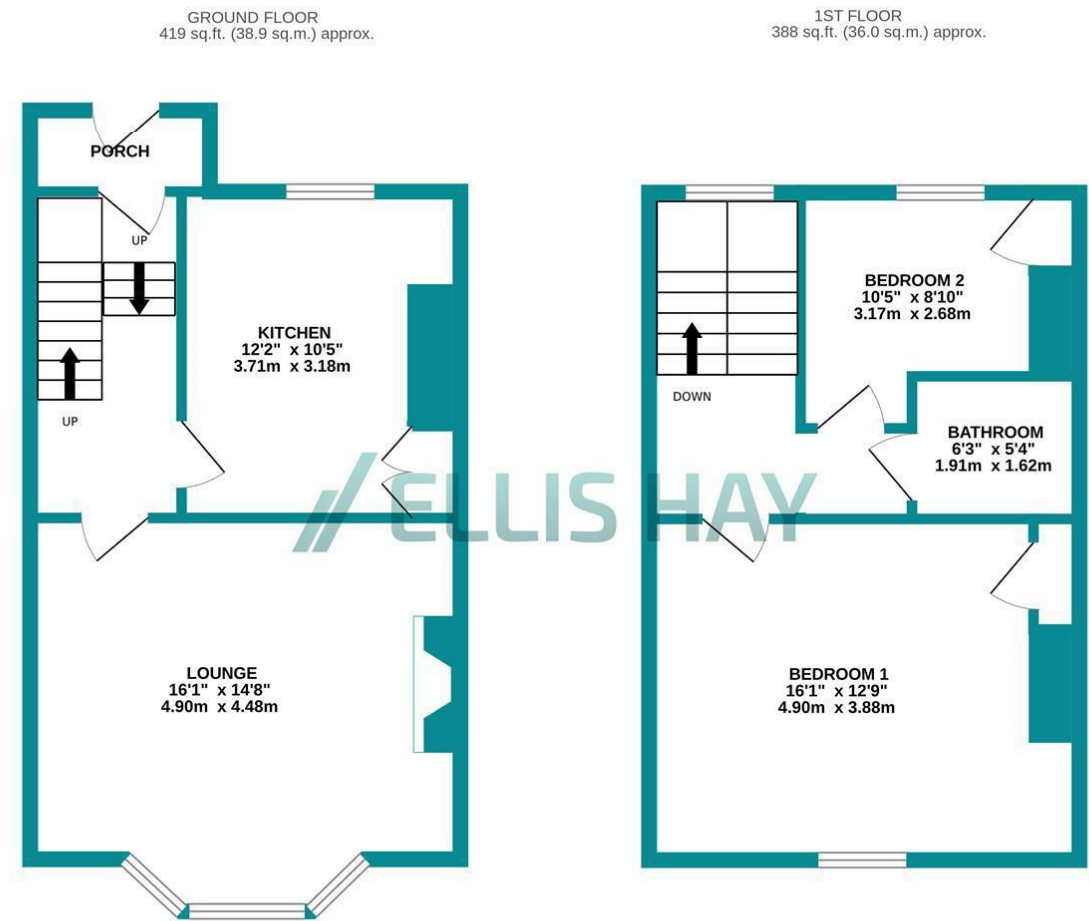
RENT £650.00

HOLDING DEPOSIT -£150.00

DEPOSIT £750.00

TOTAL £1250.00

Floor Plan

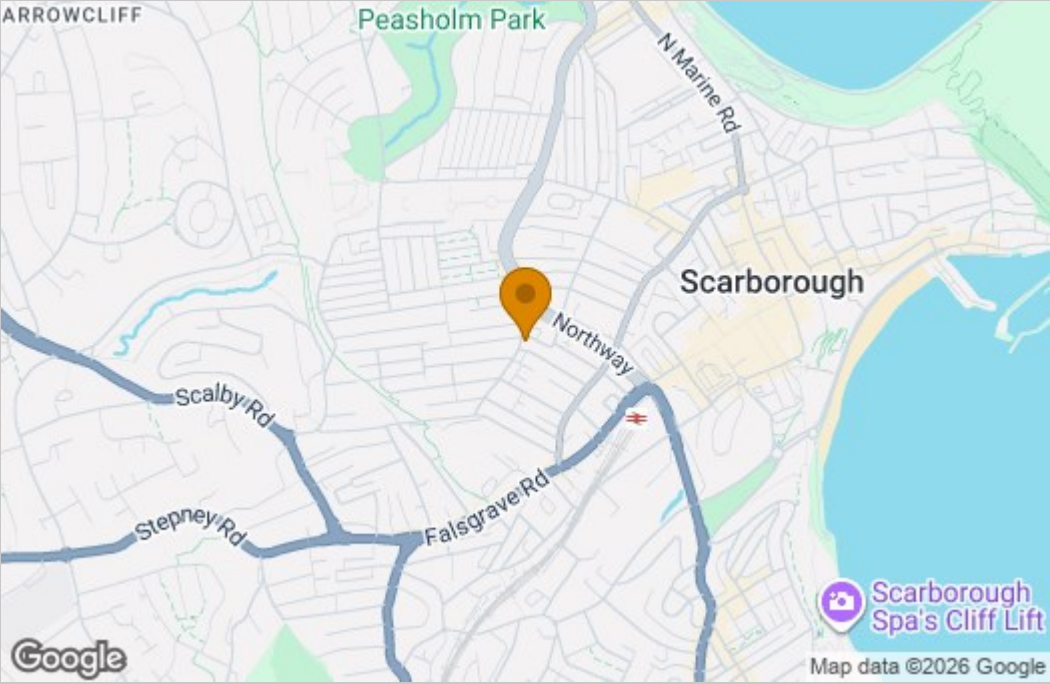


TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.

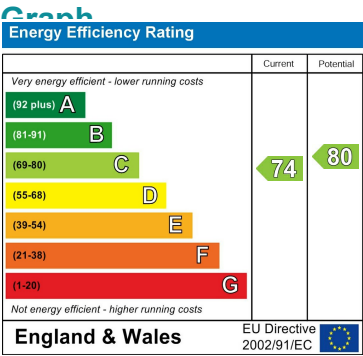
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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