



15 Valley Bridge Parade

, Scarborough, YO11 2PF

£475 PCM



This one bedroom flat is situated close to the town centre and train station. The flat comprises a bedroom, bathroom and through lounge/kitchen. It also has electric heating. Sorry not suitable for pets or children. Smoking is not permitted. EPC rating: D



ENTRANCE

With stairs to all floors

FLAT DOOR

Leading to hallway

LOUNGE/KITCHEN

With bay window overlooking the front, storage heater, The kitchen comprises a range of base and wall units, integrated electric cooker and electric hob

BEDROOM

With a window overlooking the rear, storage heater and built in cupboard

BATHROOM

A white three piece suite with shower over bath, wall fan heater and extractor fan

DIRECTIONS

SATNAV - postcode YO11 2PF

what3words - ///barks.closed.wheels

UTILITY INFORMATION

COUNCIL TAX: Band A - North Yorkshire Council

ELECTRIC CHARGES: TBA

WATER CHARGES: TBA

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £105.00 (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 £475.00

HOLDING DEPOSIT -£105.00

DEPOSIT £545.00

TOTAL £915.00

Area Map



Floor Plans

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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