



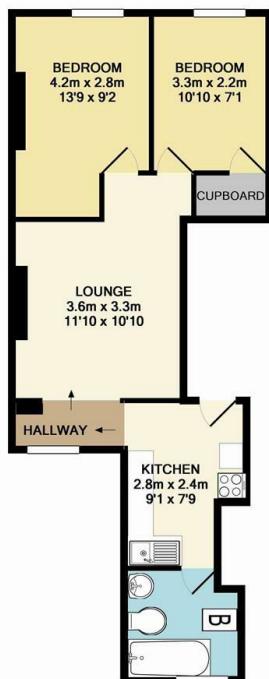
**First Floor Flat, 38 Gladstone Street, Scarborough, Scarborough,  
YO12 7BN**

**£575 PCM**

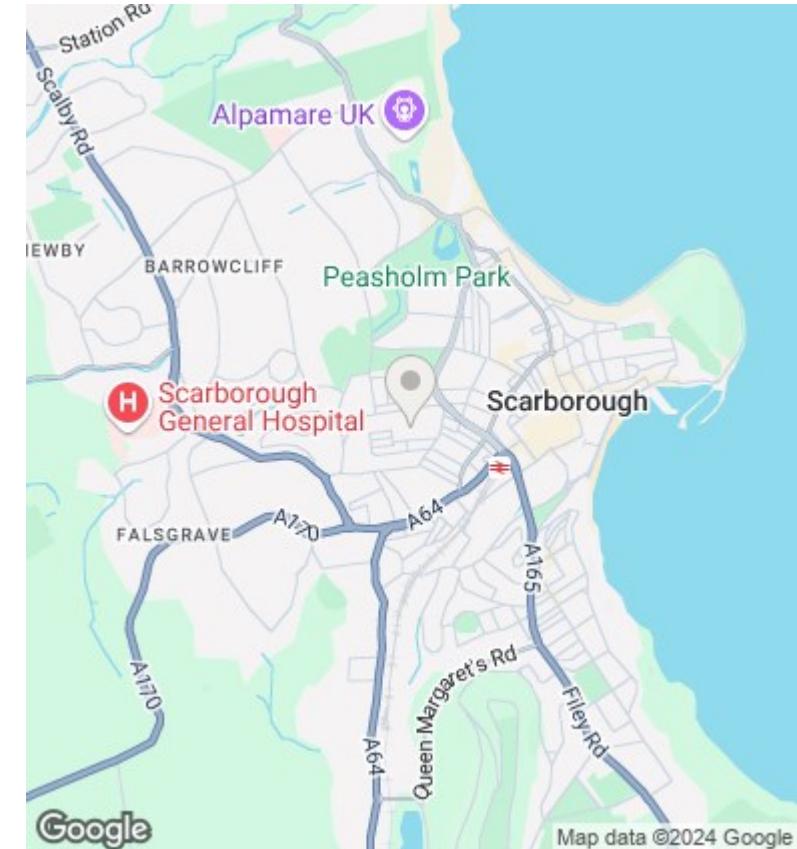
- TWO BEDROOMS
- SPACIOUS LOUNGE
- AVAILABLE NOW

- FITTED KITCHEN
- CLOSE TO AMENITIES
- LONG TERM LET

- BRAND NEW BATHROOM
- WALKING DISTANCE TO TOWN



TOTAL APPROX. FLOOR AREA 44.4 SQ.M. (477 SQ.FT.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewings

Viewings by arrangement only. Call 01723 377707 to make an appointment.

## Council Tax Band

A

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		79
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC