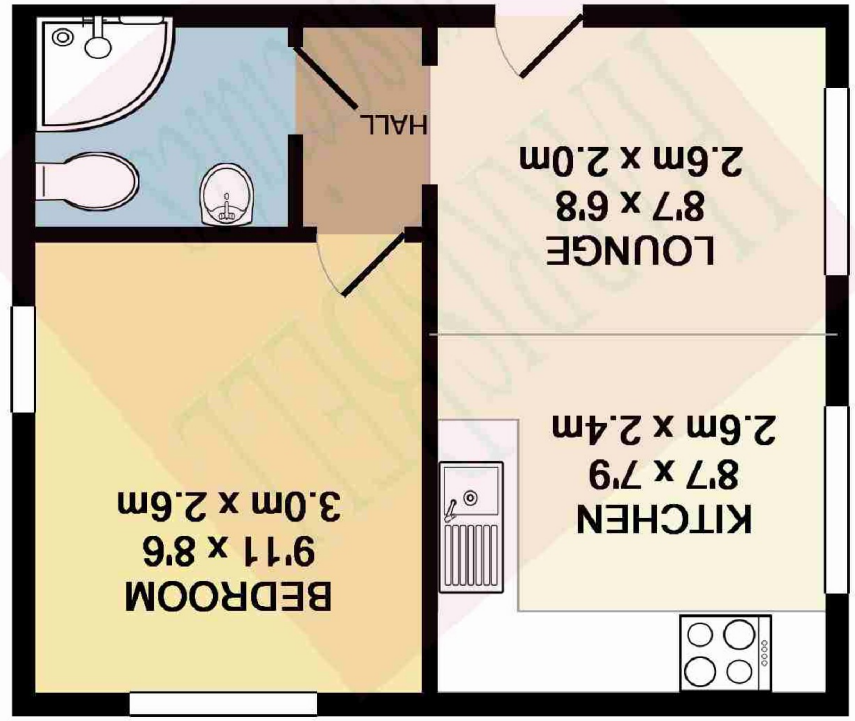




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Oak Lodge, Flat 1 31 Settrington Road  
Scarborough YO12 5DL

**Harris Shields**  
Collection



## One Bedroom Apartment with furniture included

- ✓ One Bedroom
- ✓ Close to Hospital
- ✓ Electric Heating
- ✓ Double Glazing
- ✓ Off Street Parking
- ✓ Fully Furnished
- ✓ Council Tax Band A
- ✓ Available February

£375 Per calendar month Freehold

# Harris Shields Collection

25 Northway, Scarborough,  
North Yorkshire, YO11 1JH

01723 341557  
mail@harris-shieldscollection.uk  
www.harris-shieldscollection.uk

### Description

Ground floor flat in an ideal area for Scarborough Hospital. Property comprises of: lounge/kitchen with furnishings. One double bedroom to rear of property and fully tiled shower room with corner shower. The property also comes with off street parking at the rear. Offered furnished. Holding Fee of £86 required with a deposit of £432.00.

Any property accepting benefits, in full or part (top up) will need a guarantor. Applications, for Tenants (over 18) and Guarantors are all subject to credit referencing.

This property is let under an assured shorthold tenancy agreement and the minimum term of occupancy is six months. Applications, for Tenants (over 18) and Guarantors are all subject to credit referencing.

The successful application will pay one week's rent as a holding fee whilst the application is being processed. This will be used towards the first month's rent for the tenancy.

Please note the following conditions on all properties available to let:-

All appointments to view should be made through Harris Shields, telephone 01723 341557. Our office hours are



Opening doors  
for over 60 years

Harris Shields  
Collection