



15a Eastborough

, Scarborough, YO11 1NG

£495 PCM



A one bedroom flat which has a terrace commanding sea views over the South Bay towards the Spa and beyond. The property benefits from electric heating and comprises an open plan lounge/kitchen, shower room and bedroom.

Pets will be considered. Strictly no smoking.

EPC rating: C



COMMUNAL FRONT DOOR

Leading to

COMMUNAL HALLWAY

With stairs to all floors

FLAT DOOR

Leading to

HALLWAY

With door entry phone

LOUNGE/KITCHEN

Open plan room with a range of wall and floor units, stainless steel sink, integrated electric oven and hob, extractor hood, plumbing for washing machine, space for fridge freezer, laminate floor and electric heater. UPVC double glazed doors with access onto a terrace with views over the South Bay

SHOWER ROOM

With basin, WC and shower enclosure with electric shower

BEDROOM ONE

With window overlooking the front and electric heater

DIRECTIONS

SATNAV - postcode YO11 1NG
what3words - ///leaps.forks.belly

UTILITIES

COUNCIL TAX: Band A (North Yorkshire Council)
WATER CHARGES - TBC
ELECTRIC CHARGES - pay as you go

REFERENCING

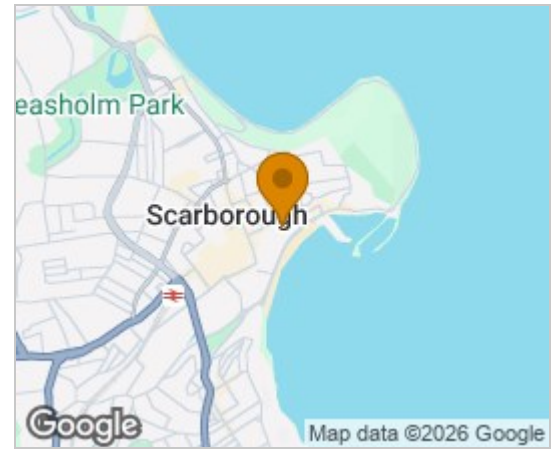
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £110.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVANT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING INFORMATION, 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

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(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	

Council Tax Band:

Tenure:

Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that {all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any Intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property