ELLIS HAY










## 28 Hibernia Street, Scarborough, YO12 7DH

## £825 PCM

This three bedroom house is situated close to the Town Centre and the local shops on Falsgrave. It comprises a through lounge/dining room, kitchen, bathroom and three bedrooms. The property benefits from gas central heating, uPVC double glazing and an enclosed rear yard.

Strictly no smoking.

EPC rating E

**FRONT DOOR**
leading to

**HALLWAY**
leading to

**LOUNGE/DINING ROOM**
through lounge/dining room with electric fire, radiators and window

**KITCHEN**
with a range of base and wall units, sink unit, tiled splashbacks, integrated oven and hob with extractor over, space for washing machine, space for fridge, radiator and window

**BATHROOM**
with white three piece suite, shower over the bath, radiator and window

**UPSTAIRS TO**

**BEDROOM ONE**
with radiator and window

**BEDROOM TWO**
with radiator and window

**BEDROOM THREE**
with built in cupboard, radiator and window

**OUTSIDE**
enclosed rear yard

**DIRECTIONS**
SATNAV - postcode YO12 7DH
what3words - ///raced.upset.found

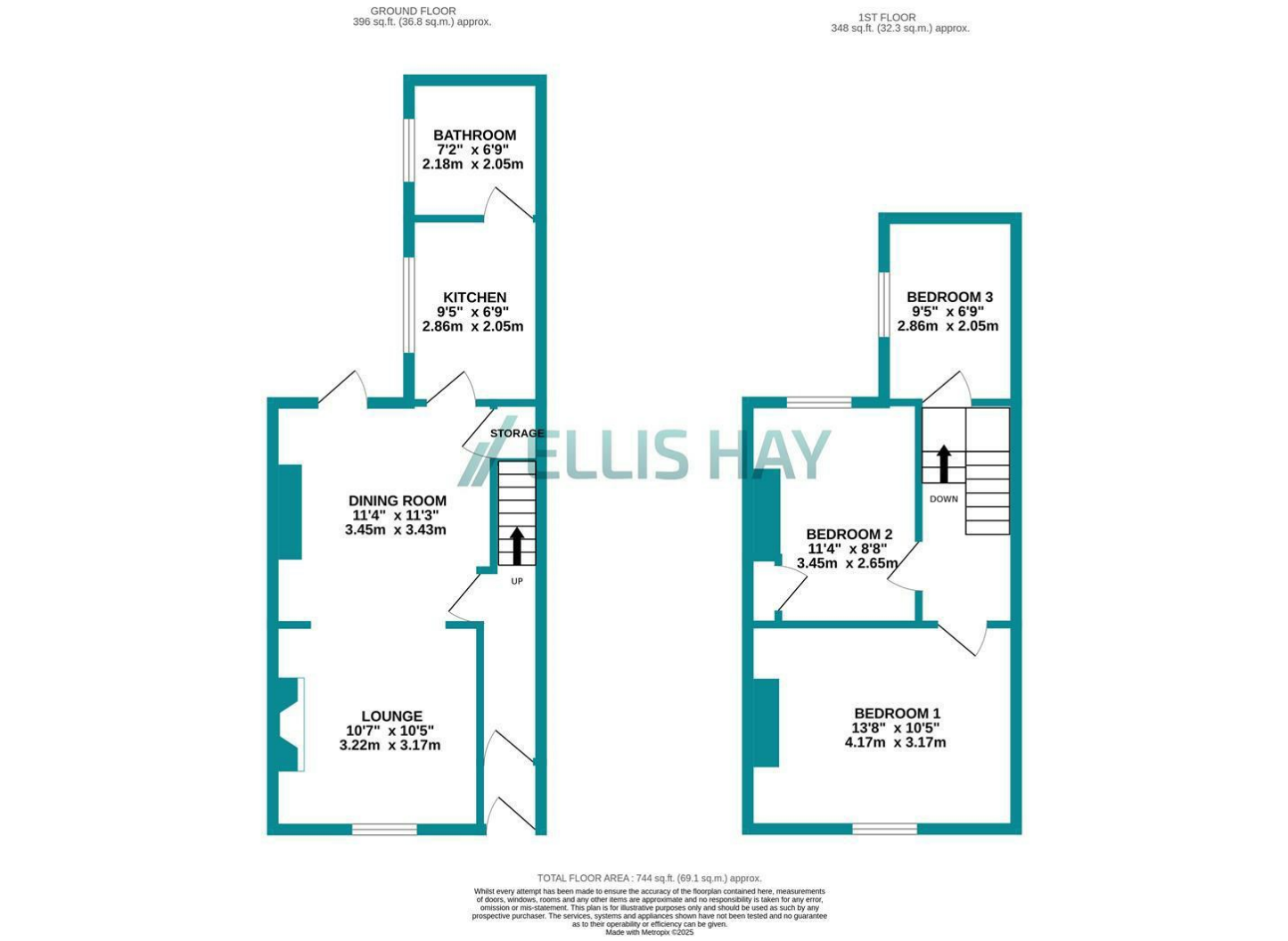
**UTILITIES**
COUNCIL TAX - Band A (North Yorkshire Council)
GAS AND ELECTRIC CHARGES - STANDARD METER
WATER CHARGES - TBC

**REFERENCING**
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £190.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVENT 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).

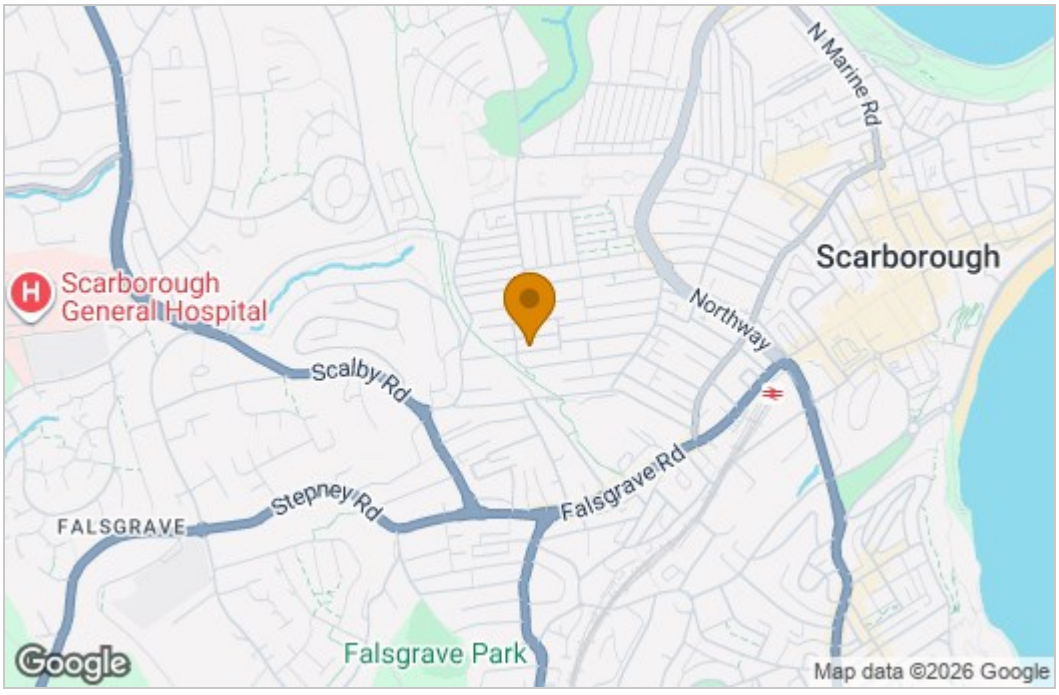
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:
RENT £825.00

HOLDING DEPOSIT -£190.00
DEPOSIT £950.00
---
TOTAL £1585.00
---

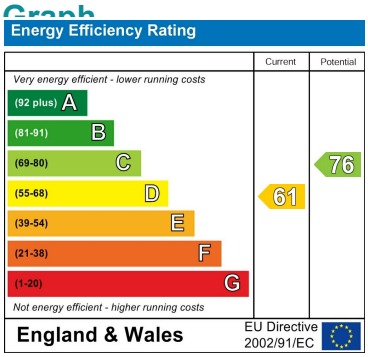
## Floor Plan




## Area Map




## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

14 Aberdeen Walk, Scarborough, North Yorkshire, YO11 1XP
Tel: 01723 350077 Email: info@ellishay.co.uk https://www.ellishay.co.uk