ELLIS HAY



47 Westbourne Grove

, Scarborough, YO11 2DW

£695 PCM

2 1 1 D

This two bedroomed modern apartment is situated in a modern development just off Valley Road and is within walking distance of the Town centre and South Bay. The property offers gas fired heating, double glazing and comprises of a lounge/kitchen, two bedrooms and a bathroom.
An older child considered. Sorry no pets or smoking
EPC rating D







COMMUNAL FRONT DOOR
with letter boxes and stairs to the top floor

PRIVATE FLAT DOOR
with entrance hall with radiator and cloaks hanging area

LOUNGE/KITCHEN
with a range of wall and base units, inset ceiling spotlights, double glazed window, stainless steel sink, mixer taps, integrated electric oven and hob, extractor hood, integrated fridge/freezer, automatic washing machine and dishwasher, radiator, TV point

BEDROOM ONE
with radiator, TV point, inset ceiling spotlights and double glazed window

BEDROOM TWO
with radiator, inset ceiling spotlights and double glazed window

BATHROOM
with a white three piece suite having a shower over the bath, chrome heated towel rail and a wall mirror

DIRECTIONS
SATNAV - postcode YO11 2DW
what3words - ///tasty.broad.admits

UTILITIES
COUNCIL TAX: Band C – Scarborough Borough Council
WATER CHARGES: the property is water metered
GAS AND ELECTRIC: Quarterly account

REFERENCING
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £160.00 (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).

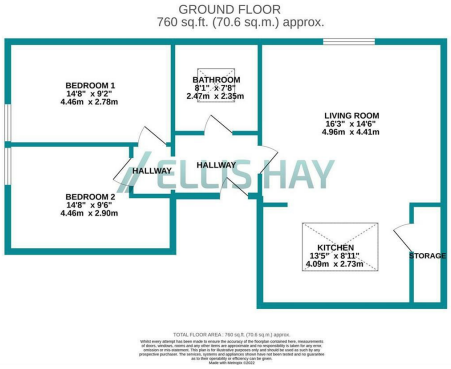
AFTER PASSING THE RENT AND DEPOSIT THAT ARE DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:
RENT £695.00
HOLDING DEPOSIT -£160.00
BOND £800.00

TOTAL £1335.00

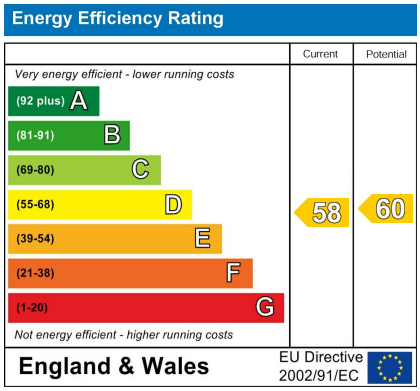
Area Map



Floor Plans



Energy Efficiency Graph



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