ELLIS HAY









11 South Street, Scarborough, YO11 2BP

£595 PCM

This two double bedroomed furnished first floor flat is situated in the popular South Cliff area of Scarborough and benefits from an open plan lounge/kitchen, two bedrooms and bathroom. It also benefits from gas central heating, part uPVC double glazing and door entry phone.

No pets on block policy.

Sorry strictly no smoking.

EPC rating C

COMMUNAL FRONT DOOR
leading to

COMMUNAL HALLWAY
with stairs leading to

FLAT DOOR
leading to

HALLWAY
leading to

LOUNGE/KITCHEN
open plan lounge with bay window and radiator leading to the kitchen with a range of base and wall units, breakfast bar, stainless steel sink unit, integrated oven and hob, washing machine, fridge and window

BEDROOM ONE
with window and radiator

BEDROOM TWO
with radiator and window

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

DIRECTIONS
SATNAV - postcode YO11 2BP
what3words - ///buddy.cowboy.branded

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

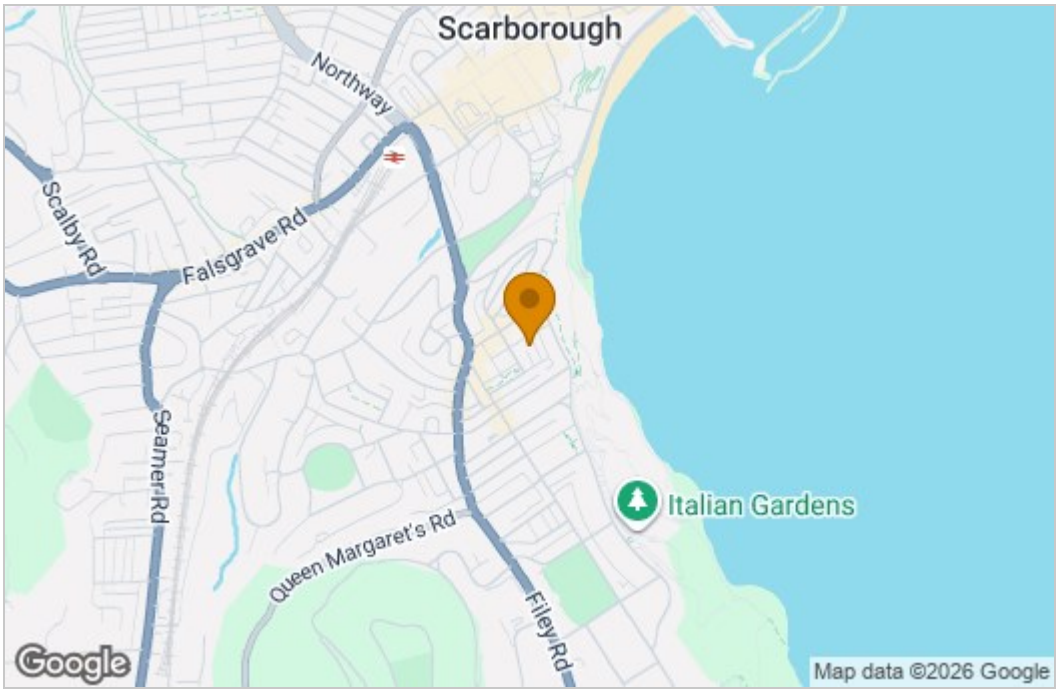
REFERENCING
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £135.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVENT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING 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 £595.00
HOLDING DEPOSIT -£135.00
DEPOSIT £685.00

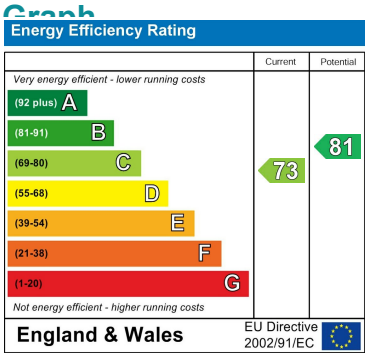
TOTAL £1145.00

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.

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