ELLIS HAY









31 Shield Way, Scarborough, YO11 3WG

£850 PCM

This two bedroom semi-detached house is situated on the Capella developement. It is close to local bus routes to access local shops and the Town Centre. The property comprises a lounge, kitchen with integrated appliances, two bedrooms and a bathroom. It also benefits from gas central heating, off street parking and an enclosed rear garden.

Strictly no smoking.

EPC rating B

FRONT DOOR
leading to

HALLWAY
leading to

KITCHEN
with a range of base and wall units, stainless steel sink unit, upstand, integrated oven and hob with extractor over, integrated washer/dryer integrated fridge freezer, integrated dishwasher, window and radiator

LOUNGE
with radiator and patio doors leading to outside

UPSTAIRS TO

BEDROOM ONE
with window and radiator

BEDROOM TWO
with window and radiator

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

OUTSIDE
driveway and lawn at the front, garden at the rear

DIRECTIONS
SATNAV - postcode YO11 3WG
what3words - ///calm.slowly.consented

UTILITIES
COUNCIL TAX - Band B (North Yorkshire Council)
GAS AND ELECTRIC - mains
WATER - mains

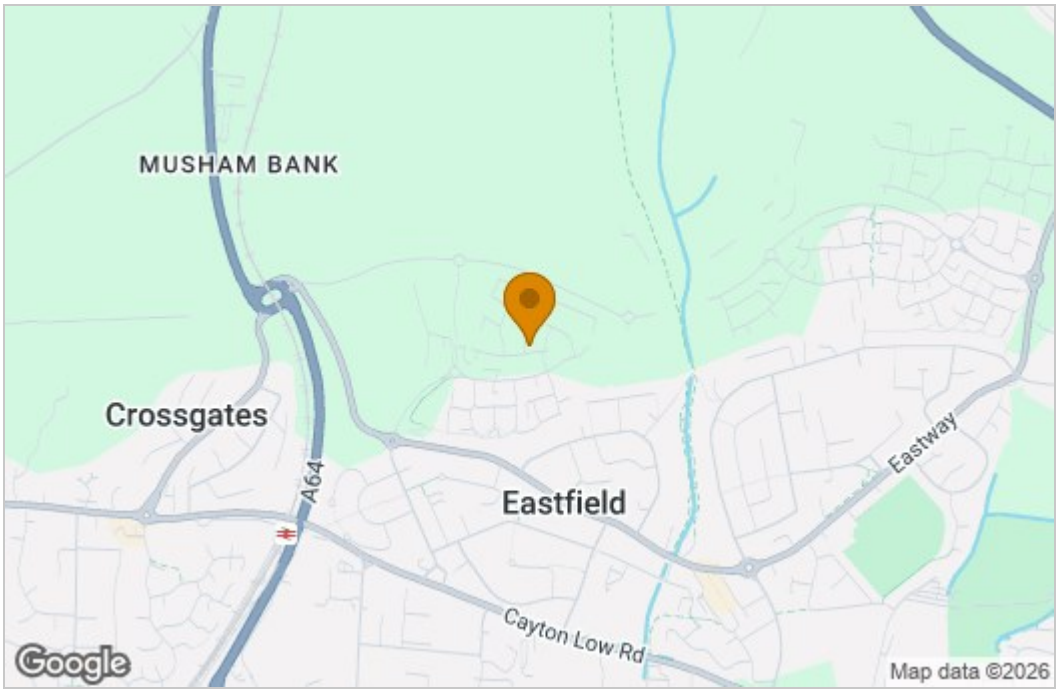
REFERENCING
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £195.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVENT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING 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 £850.00
DEPOSIT £980.00
HOLDING DEPOSIT -£195.00

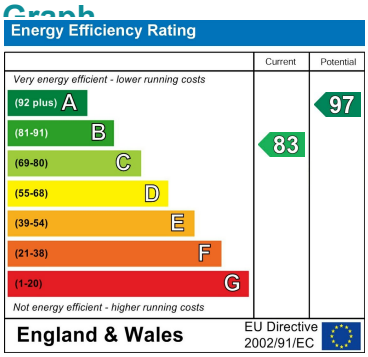
TOTAL £1635.00

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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