ELLIS HAY









51 Lyell Street, Scarborough, YO12 7LW

£800 PCM

This modern three bedroom house is located within walking distance of the Town Centre and North Bay. The property comprises a lounge, dining room, kitchen, three bedrooms and a bathroom. It also benefits from gas central heating, uPVC double glazing and a rear yard.

Strictly no smoking.

EPC rating D

FRONT DOOR
leading to

HALLWAY
leading to

LOUNGE
with bay window over looking the front, gas fire and surround and radiator

DINING ROOM
with window over looking the rear and radiator

KITCHEN
with a range of base and wall units, stainless steel sink unit, tiled splash back, integrated oven and hob with extractor over, space for washing machine, space for fridge/freezer, windows and radiator

UPSTAIRS TO

BEDROOM ONE
with built in cupboard, window and radiator

BEDROOM TWO
with built in cupboard, window and radiator

BEDROOM THREE
with window and radiator

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

OUTSIDE
enclosed rear yard

DIRECTIONS
SATNAV - postcode YO12 7LW
what3words - ///visits.wacky.wipes

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

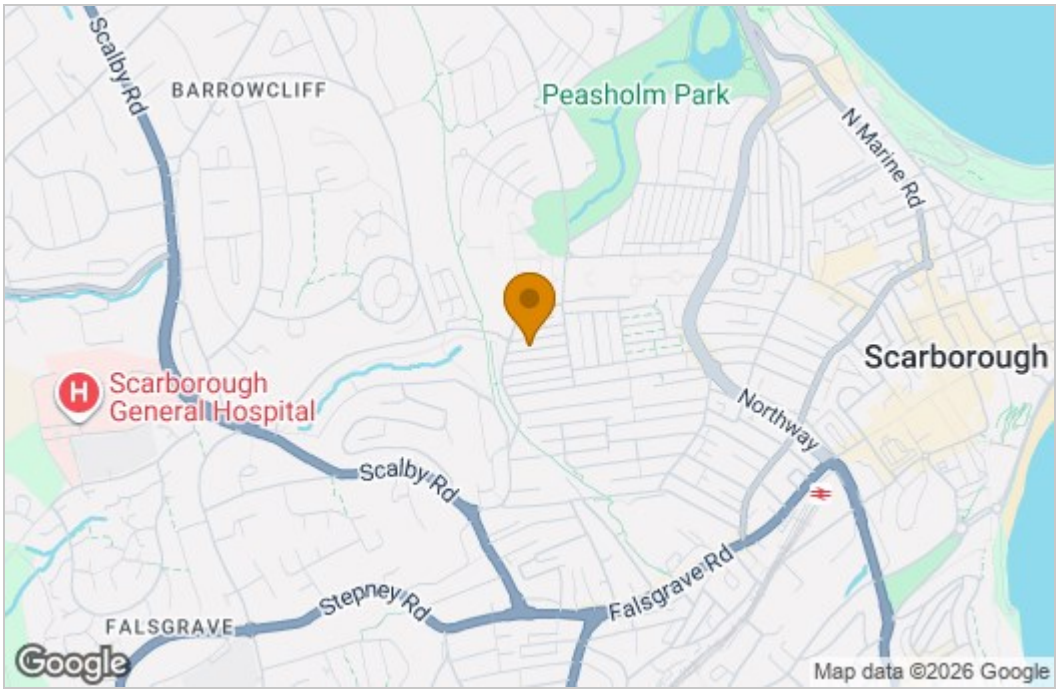
REFERENCING
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £180.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVENT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING 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 £800.00
HOLDING DEPOSIT -£180.00
DEPOSIT £920.00

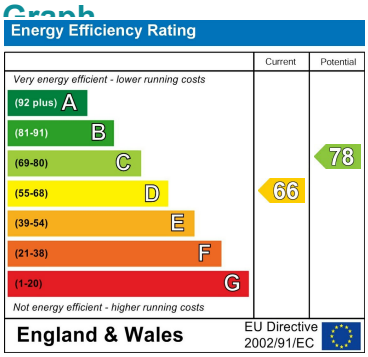
TOTAL £1540.00

Floor Plan

Area Map



Energy Efficiency Graph



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