ELLIS HAY



15a Eastborough

, Scarborough, YO11 1NG

£475 PCM

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This modern centrally located one bedroom flat has views over the South Bay. The flat is on the third floor and benefits from uPVC double glazing and electric heating. It briefly comprises an open plan lounge/kitchen, bedroom and bathroom.
Strictly no smoking.
EPC rating C







COMMUNAL FRONT DOOR
Leading to

COMMUNAL HALLWAY
With stairs to all floors

FLAT DOOR
Leading to

HALLWAY
With door entry phone

LOUNGE/KITCHEN
Open plan room with a range of wall and floor units, stainless steel sink, integrated electric oven and hob, extractor hood, space for fridge freezer, electric heater, laminate floor and plumbing for a washing machine. UPVC double glazed window with views over the South Bay

SHOWER ROOM
With basin, WC and shower enclosure with electric shower

BEDROOM ONE
With window overlooking the front and electric heater

DIRECTIONS
SATNAV - postcode YO11 1NG
what3words - ///tour.senior.luxury

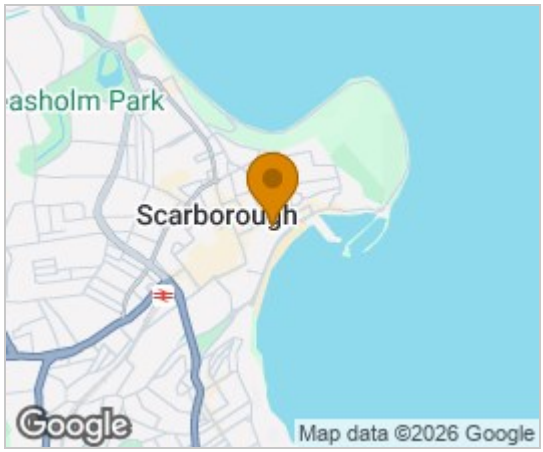
UTILITIES
COUNCIL TAX: Band A - Scarborough Borough Council
WATER CHARGES - TBC
ELECTRIC CHARGES - pay as you go

REFERENCING
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £110.00 (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).

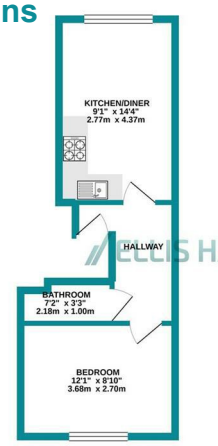
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:
RENT £475.00
HOLDING DEPOSIT -£110.00
DEPOSIT £570.00

TOTAL £935.00

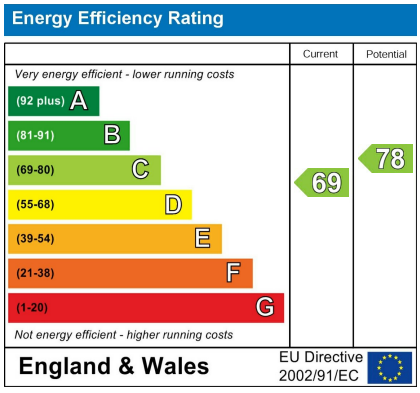
Area Map



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