ELLIS HAY









89 Nelson Street, Scarborough, YO12 7TA

£650 PCM

This two bedroom house is situated in the town centre. It briefly comprises a lounge, kitchen, two bedrooms and a newly fitted bathroom. The property benefits from an enclosed rear yard space, gas central heating and UPVC double glazing throughout.

Children considered, sorry no pets and strictly no smoking

EPC rating D

FRONT DOOR
leading to

LOUNGE
with gas fire and surround, window and radiator

KITCHEN
with a range of base and wall units, stainless steel sink unit, tiled splashback, integrated oven and hob, space for washing machine, window, radiator and door to outside

UPSTAIRS TO

BEDROOM ONE
with radiator and window

BATHROOM
with three piece suite, separate shower cubicle with bar mixer shower and window

UPSTAIRS TO

BEDROOM TWO
with radiator and window

OUTSIDE
enclosed rear yard

DIRECTIONS
SATNAV - postcode YO12 7TA
what3words - ///keeps.target.chair

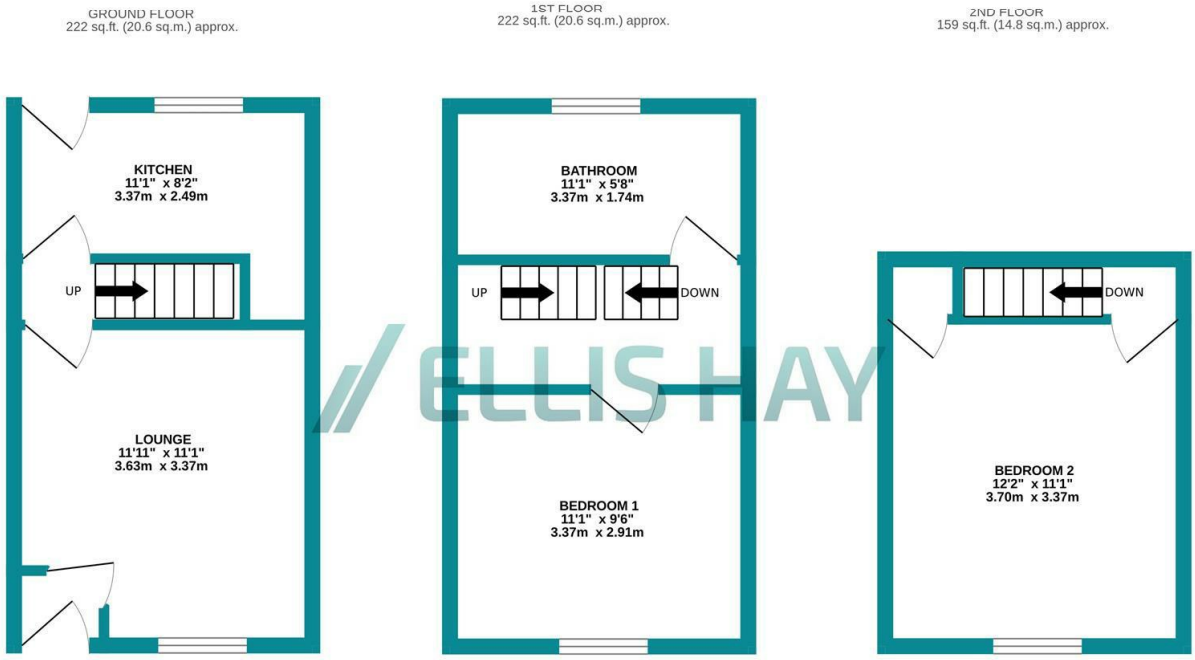
UTILITES
COUNCIL TAX - Band A (North Yorkshire Council)
GAS AND ELECTRIC CHARGES - TBC
WATER CHARGES - TBC

REFERENCING
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £150.00 (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 £650.00
HOLDING DEPOSIT -£150.00
DEPOSIT £750.00

TOTAL £1250.00

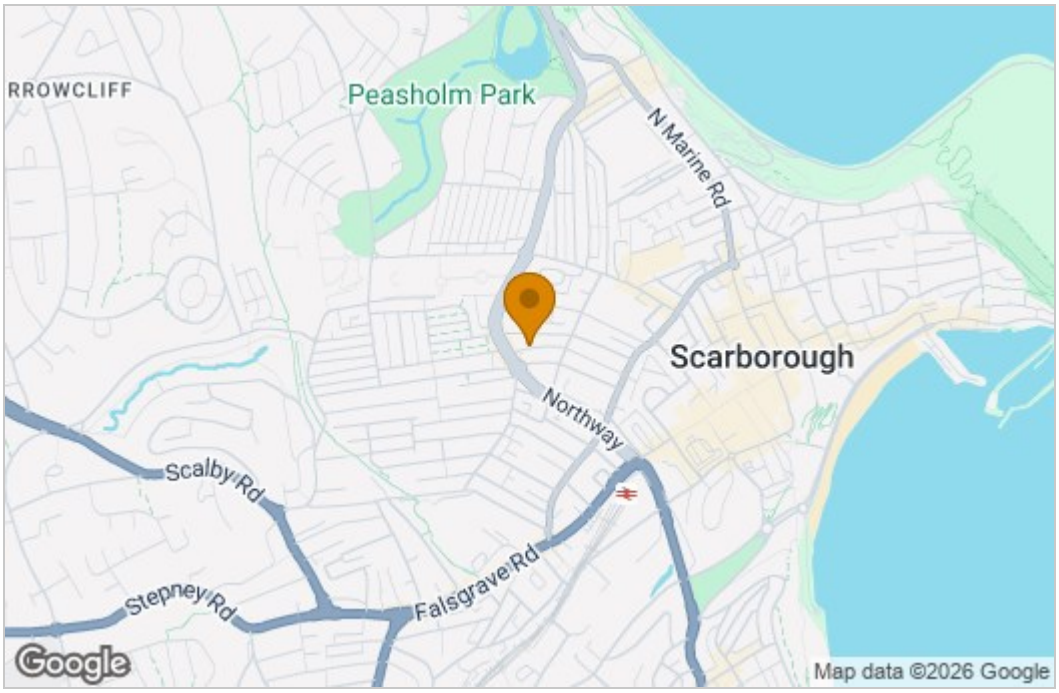
Floor Plan



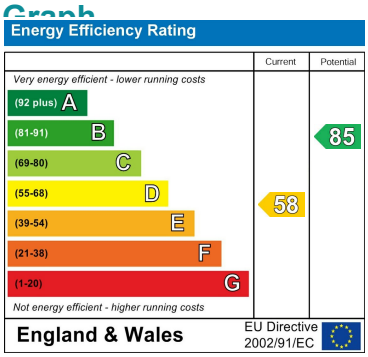
TOTAL FLOOR AREA : 603 sq.ft. (56.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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