ELLIS HAY









7 Belle Vue Parade, Scarborough, YO11 1SU

£495 PCM

This one bedroom flat is in close proximity to the town. This property benefits from its own front door, uPVC double glazing, gas central heating and bathroom with bath & shower.

Strictly no smoking

EPC rating: C

UPVC DOUBLE GLAZED DOOR TO

KITCHEN
With a range of worktops, base units and overhead cupboards, stainless steel sink unit with mixer taps, tiled splashbacks, electric cooker, plumbing for automatic washer, fridge extractor fan and radiator

LOUNGE
With marble fire surround and gas fire, TV point, uPVC, double glazed windows, radiator, wall & centre light

BEDROOM
With uPVC double glazed windows, radiator, wall lights and centre light, TV point and meter cupboard

INNER LOBBY WITH STORE CUPBOARD

BATHROOM
With white 3 piece suite comprising low level w/c, pedestal wash handbasin and panelled bath also shower cubicle with Triton Electric Shower, extractor fan and radiator

OUTSIDE
Rear area access to flat

DIRECTIONS
SATNAV - postcode YO11 1SU
what3words - ///avoid.silk.occurs

UTILITIES
COUNCIL TAX: Band A (North Yorkshire Council)
GAS CHARGES: Standard meter
ELECTRIC CHARGES: PAYG
WATER CHARGES: TBC

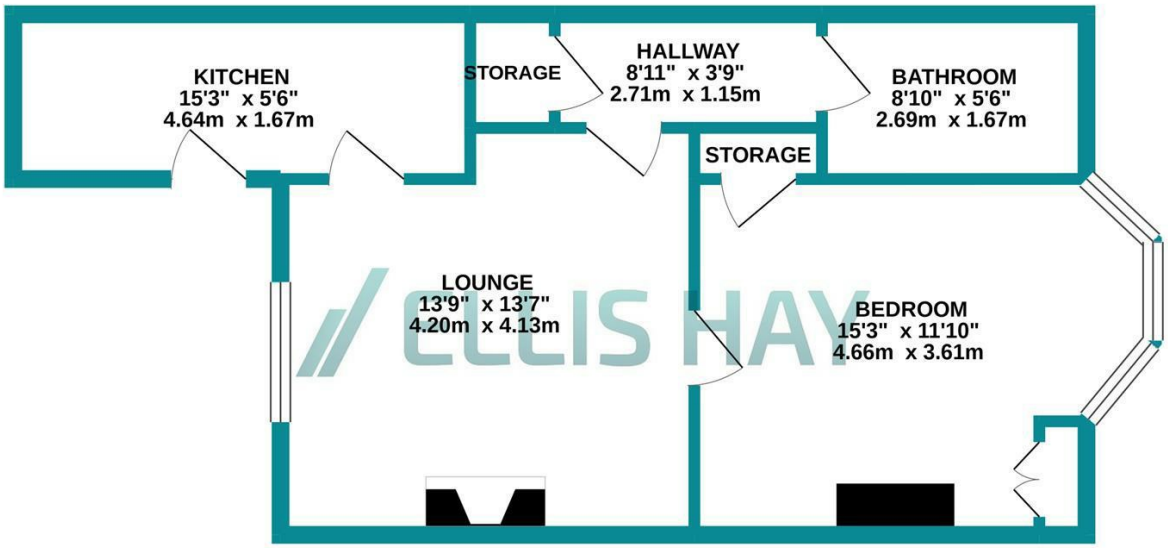
REFERENCING
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £110.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVENT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING 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 £495.00
HOLDING DEPOSIT -£110.00
DEPOSIT £570.00

TOTAL £955.00

Floor Plan

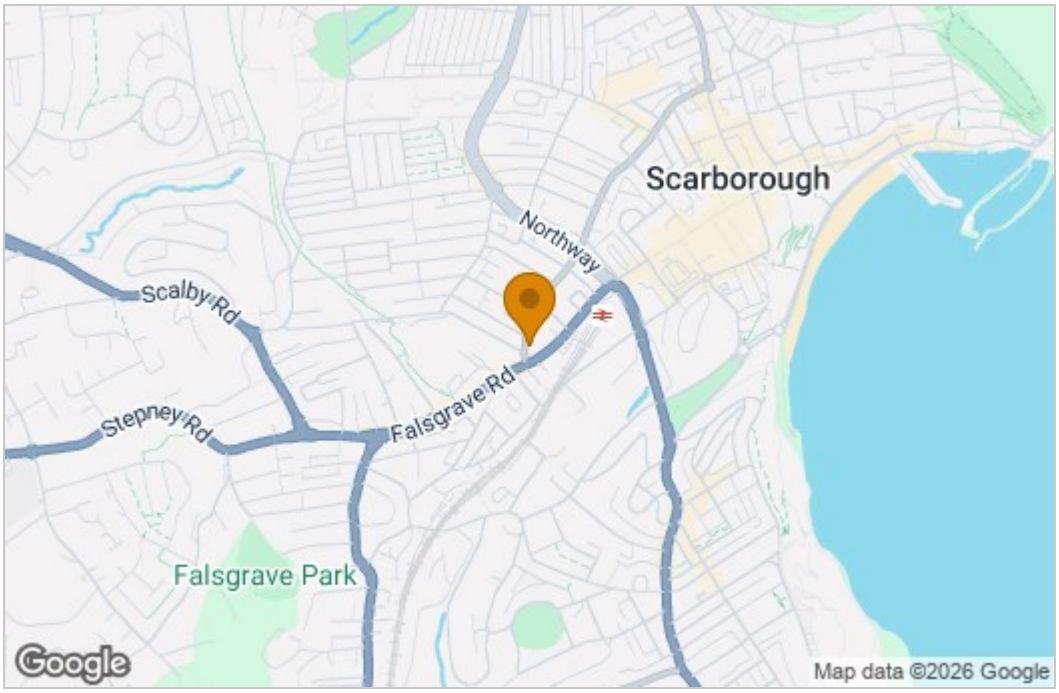
GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



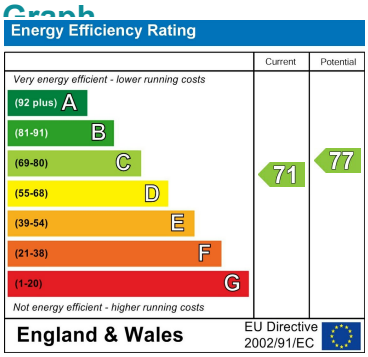
TOTAL FLOOR AREA : 515 sq.ft. (47.9 sq.m.) approx.

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



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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