ELLIS HAY









208 Prospect Road, Scarborough, YO12 7LD

£950 PCM

This modern well presented four bedroom terrace house is situated close to the Town Centre and within walking distance to the South Bay and Peasholm Park. The property comprises a lounge, dining room, modern kitchen, four bedrooms and bathroom. It also benefits from gas central heating and uPVC double glazing.

Strictly no smoking.

EPC rating D

FRONT DOOR
leading to

HALLWAY
leading to

LOUNGE
with bay window overlooking the front, fire and surround, radiator and doors leading to

DINING ROOM
with radiator and window overlooking the rear

KITCHEN
with a range of base and wall units, stainless steel sink unit, upstand, integrated range style double oven and hob with extractor over, space for washing machine, space for fridge, windows and door leading to outside

UPSTAIRS TO

BEDROOM FOUR
with radiator and window over looking the rear

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

UPSTAIRS TO

BEDROOM ONE
with built in cupboards, radiator and window

BEDROOM TWO
with radiator and window

BEDROOM THREE
with radiator and window

OUTSIDE
enclosed rear yard

DIRECTIONS
SATNAV - postcode YO12 7LD
what3words - ///windoy.swing.shot

UTILTIIES
COUNCIL TAX - Band B (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 £215.00 (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 £950.00
HOLDING DEPOSIT -£215.00
DEPOSIT £1095.00

TOTAL £1830.00

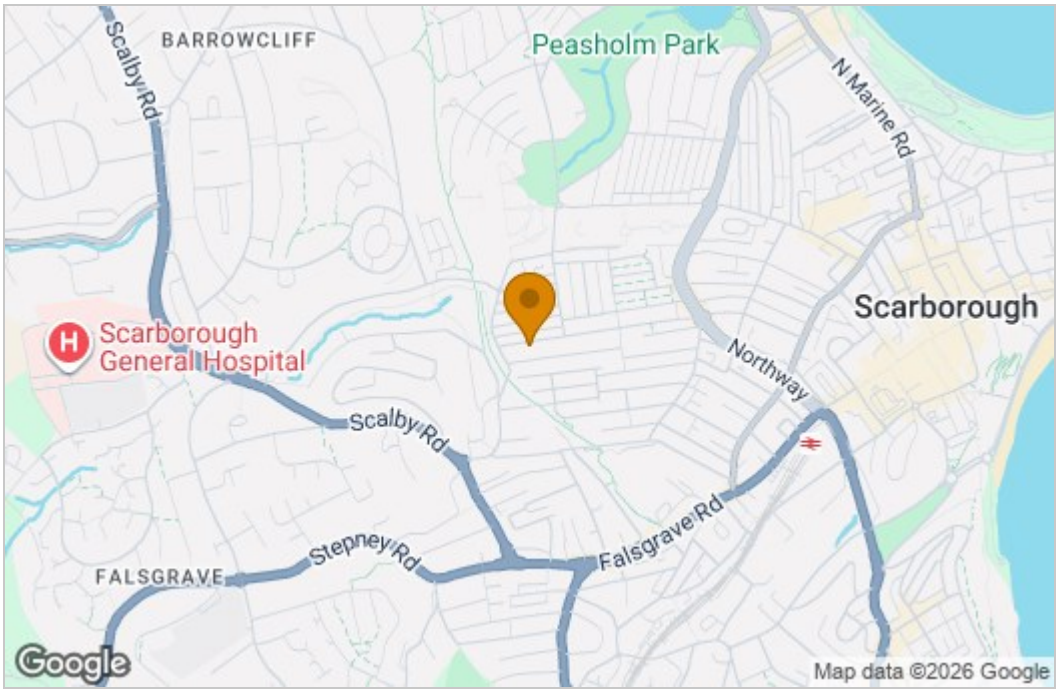
Floor Plan



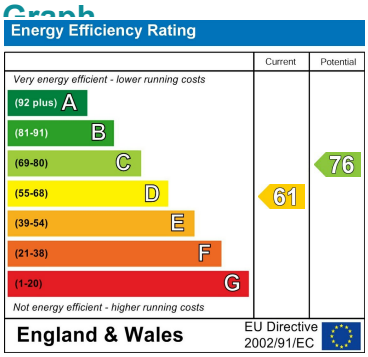
TOTAL FLOOR AREA : 1253 sq.ft. (116.4 sq.m.) approx.

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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