ELLIS HAY



61 Fenby Gardens

, Scarborough, YO12 5LB

£725 PCM

2 1 1 C

This two bedroom second floor apartment is situated in the Sandybed area of Scarborough, within walking distance of local shops and supermarket. It benefits from an allocated car parking space for one car, uPVC double glazing and gas central heating. It comprises a lounge, kitchen, two bedrooms and a bathroom.
One pet may be allowed with written permission from the directors of management company
Strictly no smoking.
EPC rating C.







COMMUNAL FRONT DOOR
leading to

HALLWAY
leading to

FLAT DOOR
leading to

HALLLWAY
leading to

LOUNGE
with a uPVC double glazed bay window, fire with surround and radiator

KITCHEN
with a range of base and wall units, sink unit with mixer taps, tiled surround, integrated electric oven and hob, space for washing machine and fridge/freezer, uPVC double glazed window and radiator

BEDROOM ONE
with uPVC double glazed patio doors with juliette balcony overlooking the rear and radiator

BEDROOM TWO
with uPVC double glazed window and radiator

BATHROOM
with three piece suite, shower over the bath, vanity basin and radiator

DIRECTIONS
SATNAV - postcode YO12 5LB
what3words - ///posed.loses.accent

UTILITIES
COUNCIL TAX - Band B (Scarborough Borough Council)
GAS CHARGES - TBC
ELECTRIC CHARGES - TBC
WATER CHARGES - TBC

REFERENCING
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £165.00 (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).

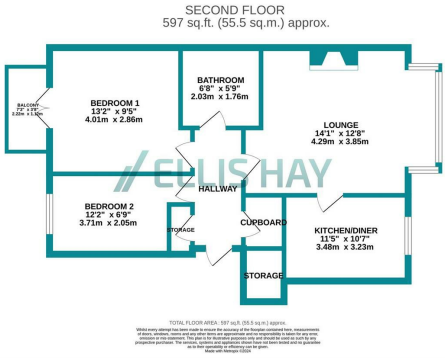
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:
RENT £725.00
HOLDING DEPOSIT -£165.00
DEPOSIT £835.00

TOTAL £1395.00

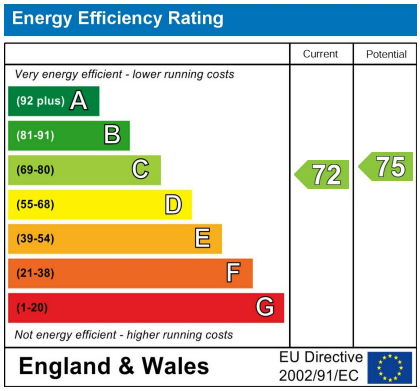
Area Map



Floor Plans



Energy Efficiency Graph



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