ELLIS HAY

14A James Street, Scarborough, YO12 7PH

£650 Per Month

This two bedroom maisonette is situated in the Town Centre and within walking distance of the North and South Bays. It comprises a lounge, kitchen, two bedrooms, bathroom and separate WC. The property also benefits from uPVC double glazing, a modern kitchen and bathroom.

Strictly no smoking

EPC rating D

FRONT DOOR
with stairs up to

HALLWAY
leading to

LOUNGE
with two windows and radiator

KITCHEN
with a range of base and wall units, stainless steel sink, tiled splashback, integrated oven and hob, space for washing machine, space for fridge/freezer, window and radiator

WC
with WC

BEDROOM ONE
with window and radiator

BEDROOM TWO
with window and radiator

BATHROOM
with hand basin and bath with shower over

DIRECTIONS
SATNAV - postcode YO12 7PH
what3words -///edit.cloud.bands

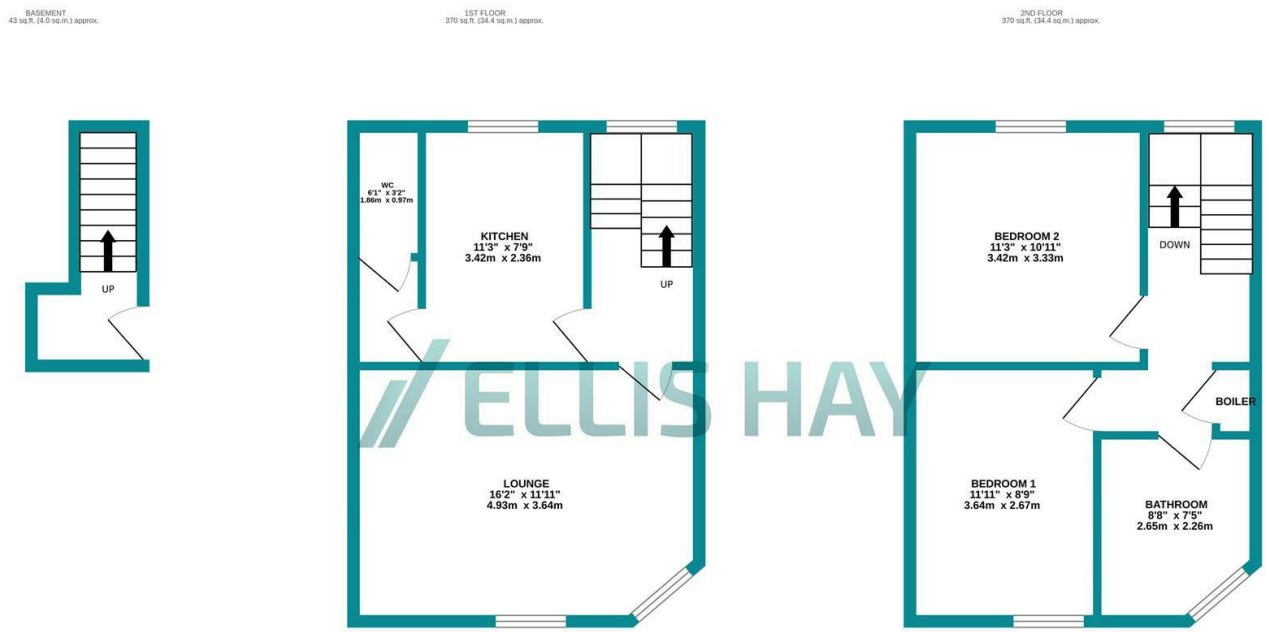
UTILITIES
COUNCIL TAX - Band A (North Yorkshire Council)
GAS AND ELECTRIC CHARGES - TBC
WATER CHARGES - included in rent

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 : 783 sq.ft. (72.8 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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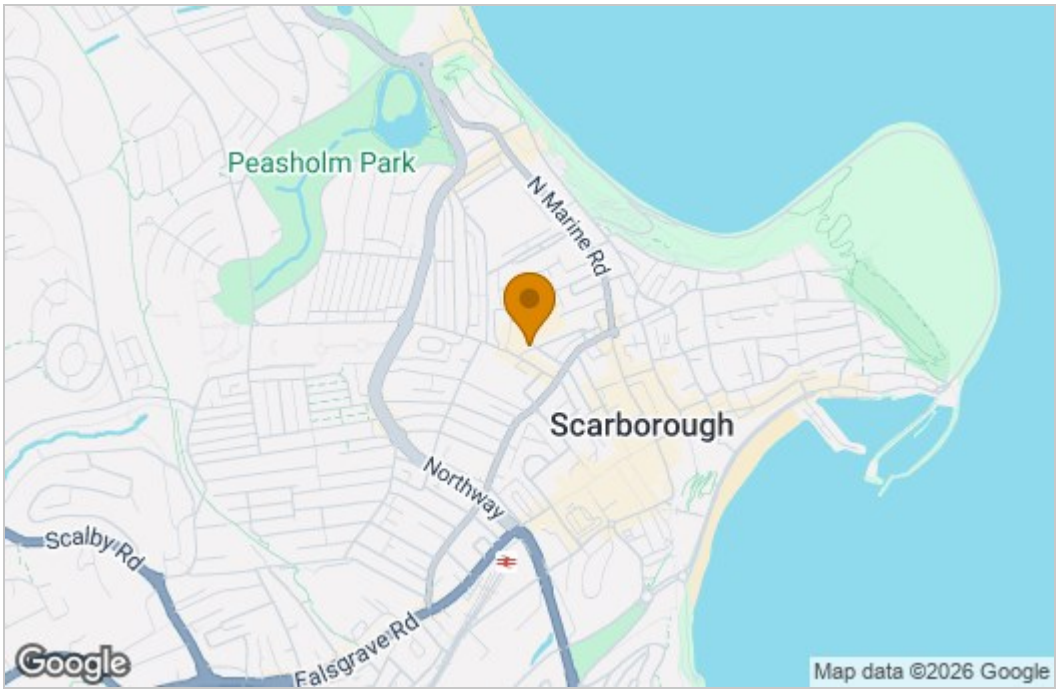
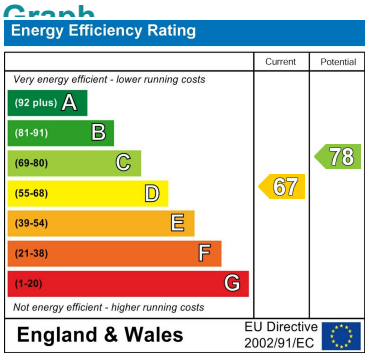
Area Map



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.

14 Aberdeen Walk, Scarborough, North Yorkshire, YO11 1XP
Tel: 01723 350077 Email: info@ellishay.co.uk https://www.ellishay.co.uk