ELLIS HAY



29 Blenheim Terrace

Queens Parade, Scarborough, YO12 7HD

£450 PCM

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This one bedroom flat is located with convenient access to the South Bay and Town Centre and benefits from gas central heating and a modern fitted kitchen and bathroom. The property comprises a kitchen, lounge, bedroom and modern bathroom.
Not suitable for children.
Strictly no smoking
EPC rating C







STEPS DOWN TO THE COMMUNAL FRONT DOOR

FLAT DOOR
leading to

HALLWAY

LOUNGE
with bow window and radiator

KITCHEN
newly fitted range of units, integrated gas hob and electric oven, stainless steel sink unit and tiled splash back. PLEASE NOTE THERE IS NO PLUMBING FOR A WASHING MACHINE

SHOWER ROOM
a wet room with shower, WC and hand basin

BEDROOM
with radiator and uPVC door leading to the rear lane

DIRECTIONS
SATNAV - postcode YO12 7HD
what3words - ///surely.kicks.rider

UTILITIES
COUNCIL TAX - Band A (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 £100.00 (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).

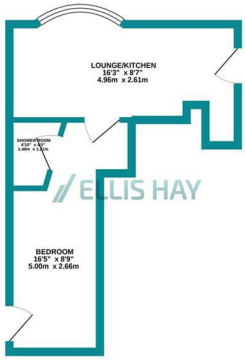
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:
RENT £450.00
HOLDING DEPOSIT -£100.00

TOTAL £350.00

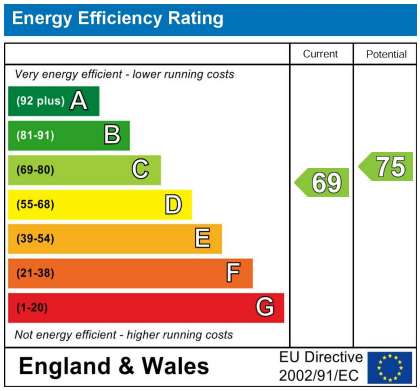
Area Map



Floor Plans



Energy Efficiency Graph



Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that (all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property