ELLIS HAY

48 Prospect Road, Scarborough, YO12 7JY

£895 PCM

This three bedroom newly decorated terraced 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, kitchen, three bedrooms and bathroom. It also benefits from new flooring, an enclosed rear yard, 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 and radiator

DINING ROOM
with built in cupboard, window overlooking the rear and radiator

KITCHEN
with range of base and wall units. stainless steel sink unit, tiled splash backs, space for cooker, space for washing machine, space for fridge, window and door leading to rear porch

REAR PORCH
with door leading to outside

UPSTAIRS TO

BEDROOM ONE
with windows overlooking the front and radiator

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

UPSTAIRS TO

BEDROOM TWO
with roof window and radiator

BEDROOM THREE
with roof window and radiator

OUTSIDE
enclosed rear yard

DIRECTIONS
SATNAV - postcode YO12 7JY
what3words - ///origin.edits.skirt

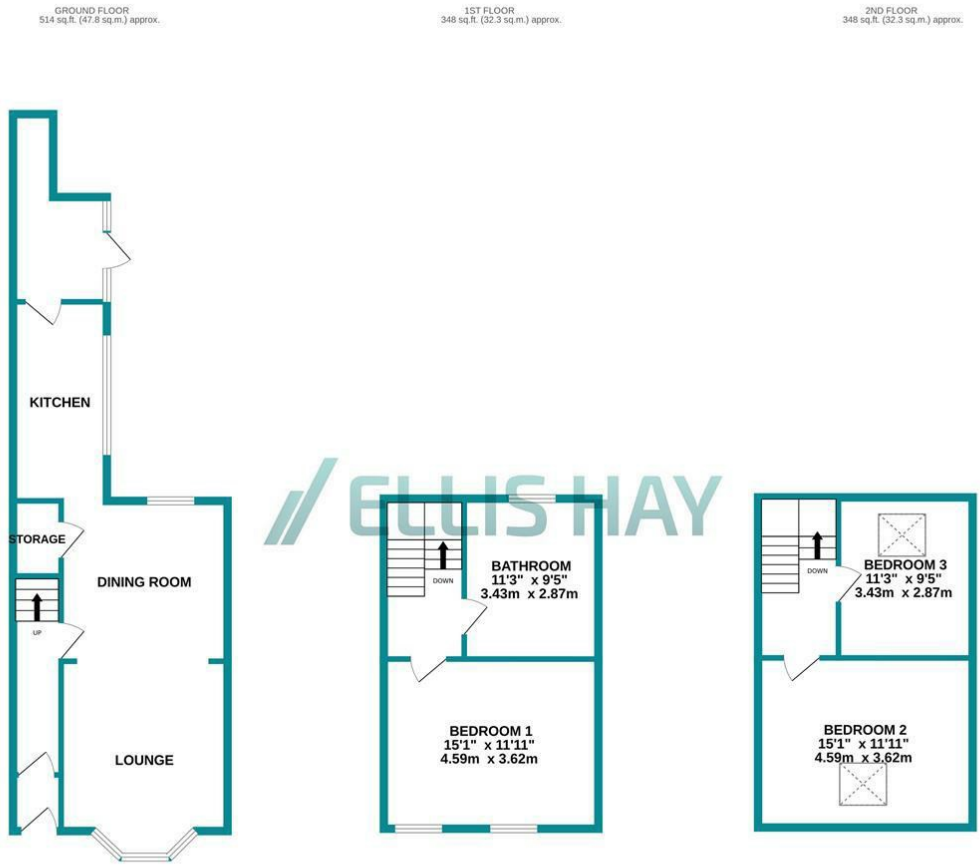
UTILITIES
COUNCIL TAX - Band B (North Yorkshire Council)
GAS AND ELECTRIC CHARGES - metered
WATER CHARGES - TBC

REFERENCING
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £205.00 (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).

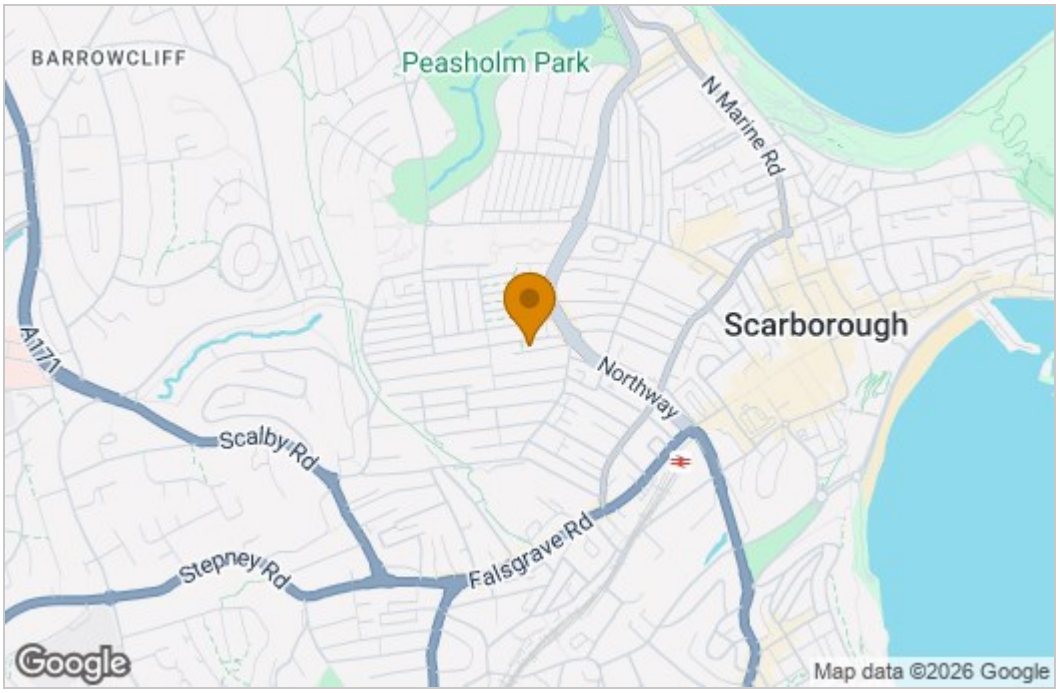
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:
RENT £895.00
HOLDING DEPOSIT -£205.00
DEPOSIT £1030.00

TOTAL £1720.00

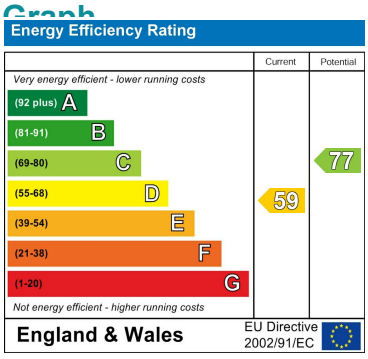
Floor Plan



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.

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