ELLIS HAY

109 Briercliffe, Scarborough, YO12 6NS

£895 PCM

This three bedroom semi detached house is situated in the Barrowcliff area of Scarborough. It comprises a lounge, dining room, kitchen, conservatory, three bedrooms and a bathroom. The property benefits from gas central heating, uPVC double glazing and a large rear garden.

Strictly no smoking.

EPC Rating: D

FRONT DOOR
leading to

HALLWAY
leading to

LOUNGE
with fire and surround, radiator and window

DINING ROOM
with radiator and doors leading to

CONSERVATORY
with door leading to outside

KITCHEN
with a range of base and wall units, stainless steel sink unit, tiled splash back, space for cooker, space for washing machine, space for fridge/freezer, window and door leading to outside

UPSTAIRS TO

BEDROOM ONE
with radiator and window

BEDROOM TWO
with radiator and window

BEDROOM THREE
with radiator and window

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

OUTSIDE
with lawn at the front and rear garden

DIRECTIONS
SATNAV - postcode YO12 6NS
what3words - ///photo.defeat.cycles

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

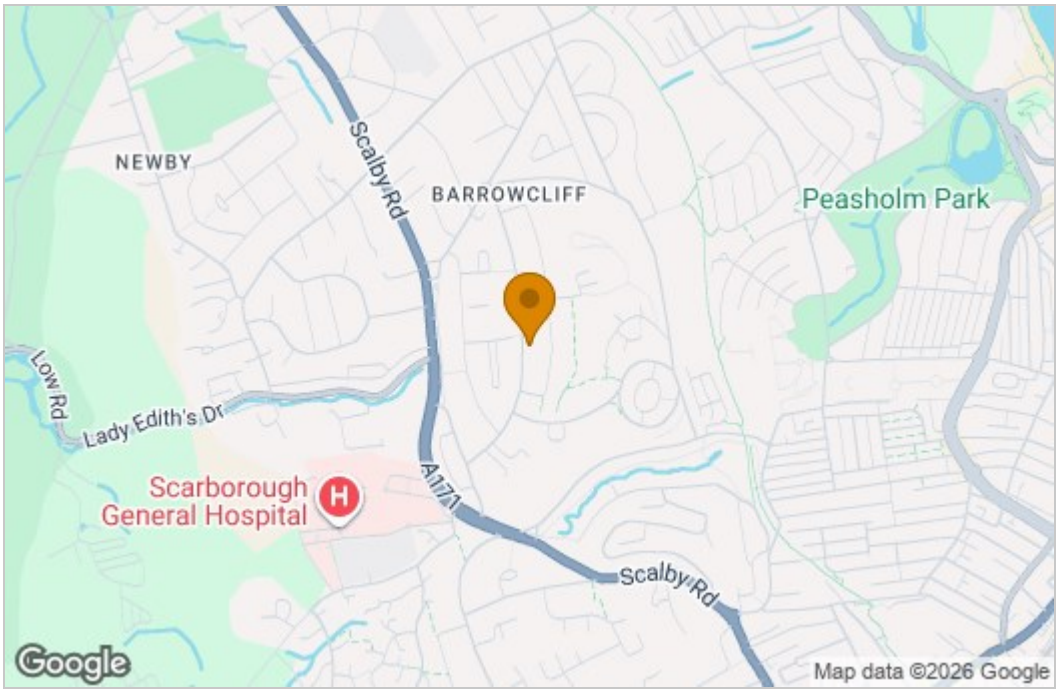
REFERENCING
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £205.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVENT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING 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

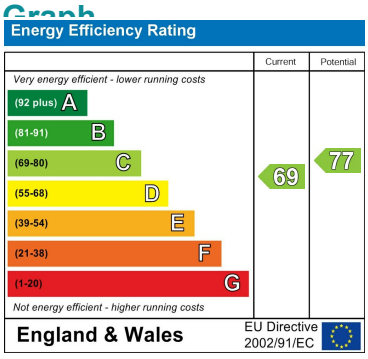
TOTAL £1720.00

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.

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