ELLIS HAY



49 Candler Street

, Scarborough, YO12 7DQ

£750 PCM

2 1 2 D

This two bedroom terraced house is situated in a convenient location close to a local school and is within walking distance of the Town. The property has the benefit of gas central heating, UPVC double glazing and comprises of a lounge, dining room, kitchen, two bedrooms, bathroom, separate WC and a rear yard.
Strictly no Smoking
EPC rating D







FRONT DOOR
leading to

HALLWAY
leading to

LOUNGE
with a bay window overlooking the front, gas fire and surround and radiator

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

KITCHEN
with a range of base and wall units, stainless steel sink unit, integrated oven and gas hob with extractor over, radiator and window

UPSTAIRS TO

BEDROOM ONE
with window and radiator

BEDROOM TWO
with window and radiator

BATHROOM
with hand basin, bath and shower cubicle with electric shower, window and radiator

WC
with WC and window

OUTSIDE
rear yard

DIRECTIONS
SATNAV - postcode YO12 7DQ
what3words - ///pints.public.shaky

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

REFERENCING
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £170.00 (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).

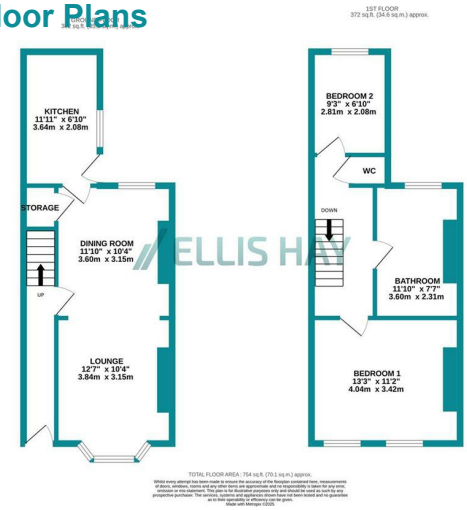
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:
RENT £750.00
HOLDING DEPOSIT -£170.00
DEPOSIT £865.00

TOTAL £1445.00

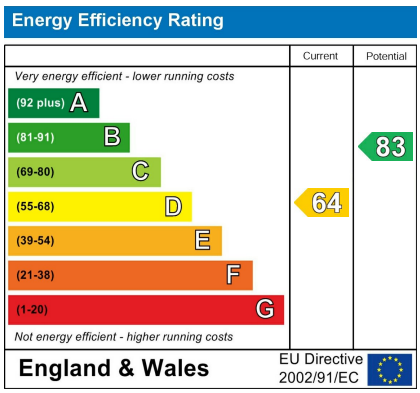
Area Map



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