ELLIS HAY

Ackworth Street

, Scarborough, YO12 5EP

£635 PCM

2 1 1 D

This spacious and well presented modern two bedroom First Floor Apartment is situated close to Falsgrave and is within walking distance of the Town Centre and close to local amenities. The property has electric heating, UPVC double glazing, allocated parking and comprises a lounge, kitchen, two bedrooms and a bathroom
Pets not allowed on block policy.
Strictly no smoking.
EPC rating C

COMMUNAL ENTRANCE
With stairs leading to all floors

PRIVATE ENTRANCE DOOR
Leading to L shaped hallway

LOUNGE
With a UPVC double glazed window, white fire place with marble surround, electric fire, T.V point and an electric storage heater

KITCHEN
With a range of wall and base units, stainless steel sink, electric hob and oven, extractor hood, fridge freezer, washer dryer, electric storage heater and a UPVC double glazed window

BEDROOM ONE
With an electric storage heater, fitted wardrobes and a UPVC double glazed window

BEDROOM TWO
With an electric storage heater and a UPVC double glazed window

BATHROOM
With a WC, washbasin and a walk-in shower and fully tiled walls

DIRECTIONS
SATNAV - postcode YO12 5EP
what3words - ///this.ranks.boxer

UTILITY INFORMATION
COUNCIL TAX - Band B (North Yorkshire Council)
WATER CHARGES - metered
ELECTRIC CHARGES - mains

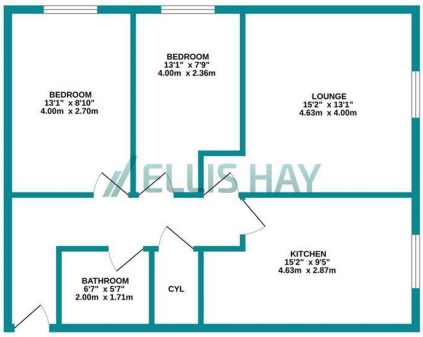
REFERENCING
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £145.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVENT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING 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 £635.00
HOLDING DEPOSIT -£145.00
DEPOSIT £730.00

TOTAL £1220.00

Area Map

Floor Plans



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 not 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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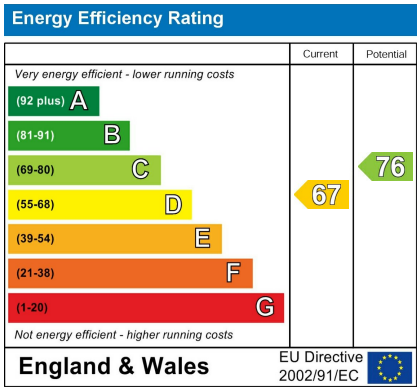
Energy Efficiency Graph



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