ELLIS HAY



41 Heron Lane

, Scarborough, YO12 4TW

£995 PCM

3 2 1 D

This three bedroom detached house is situated in Crossgates, close to Seamer Train Station and local shops. It benefits from off road parking, garage, garden, gas central heating and uPVC double glazing. The property comprises a downstairs WC, lounge, dining room, kitchen, three bedrooms, en-suite and a family bathroom. Children accepted, sorry no pets or smoking.
EPC rating D







FRONT DOOR
leading to

PORCH
leading to

WC
with WC and hand basin

LOUNGE
with TV point, fire and surround, radiator and window overlooking the front

DINING ROOM
with radiator and patio doors leading to the rear garden

KITCHEN
with a range of base and wall units, stainless steel sink unit, tiled splashback, integrated electric oven and hob with extractor over, plumbing for washing machine, space for fridge, radiator, window overlooking the rear and door leading outside

UPSTAIRS TO

BEDROOM ONE
with built in cupboard, radiator and window overlooking the rear

EN SUITE
with shower cubicle, WC and hand basin

BEDROOM TWO
with radiator and window overlooking the front

BEDROOM THREE
with radiator and window overlooking the front

BATHROOM
with three piece suite, radiator and window overlooking the side

OUTSIDE
garage and enclosed rear garden with patio area

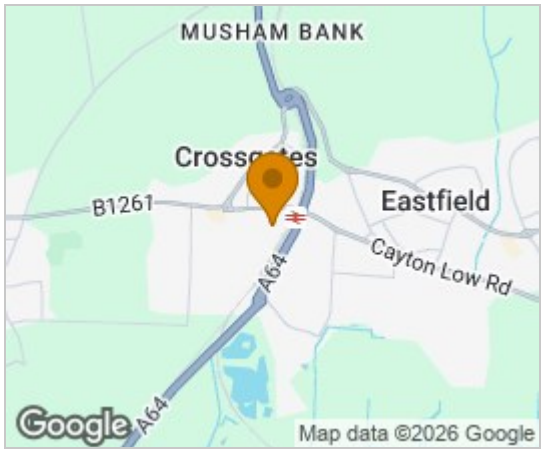
UTILITIES
COUNCIL TAX - Band D (North Yorkshire Council)
GAS AND ELECTRIC CHARGES - TBC
WATER CHARGES - TBC

REFERENCING
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £225.00 (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).

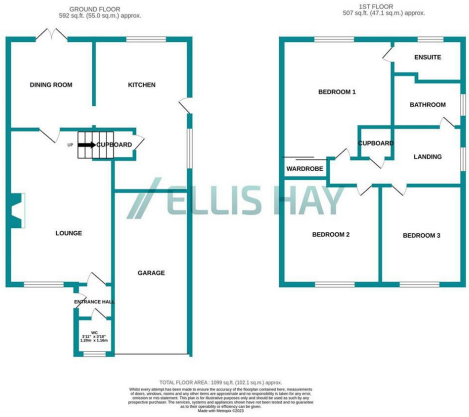
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:
RENT £995.00
HOLDING DEPOSIT -£225.00
DEPOSIT £1145.00

TOTAL £1915.00

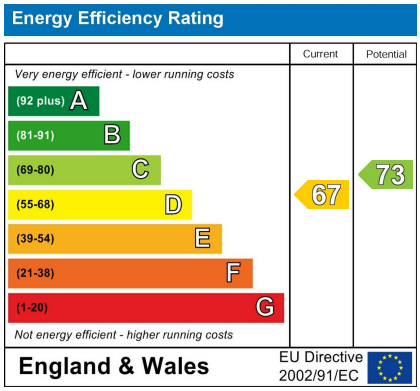
Area Map



Floor Plans



Energy Efficiency Graph



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