ELLIS HAY









Flat 2, 3 Grosvenor Crescent, Scarborough, YO11 2LJ

£1,000 Per Month

A newly renovated three bedroom maisonette situated within easy reach of Ramshill Shops and the South Bay. It comprises a lounge, kitchen, three bedrooms, en-suite and bathroom. The property also benefits from a rear garden and gas central heating.

Pets not allowed on block policy.

Strictly no smoking.,

EPC rating D

COMMUNAL FRONT DOOR
Leading to a communal hallway

FLAT DOOR
Leading to a hallway with access to

KITCHEN
With a range of wall and base units., composite sink, Integrated ceramic hob with extractor hood over. Integrated oven and fridge freezer.

BEDROOM 1
With freestanding bath, double glazed bay window overlooking the rear and en-suite

EN-SUITE
With shower, WC and vanity basin

LOUNGE
With bay window overlooking the front and radiator

DOWNSTAIRS TO
A lobby with access to

BATHROOM
With shower, WC and vanity basin. Storage room

BEDROOM 2
WIth double glazed bay windows overlooking the rear, cupboards and radiator

BEDROOM 3
With double glazed window overlooking the rear and radiator. Back door leading to

OUTSIDE
A private garden

DIRECTIONS
SATNAV - postcode YO11 2LJ
What 3 Words///rush.remind.vows

UTILITY INFORMATION
COUNCIL TAX: Band A - North Yorkshire Council
WATER CHARGES: Mains
GAS AND ELECTRIC: Mains

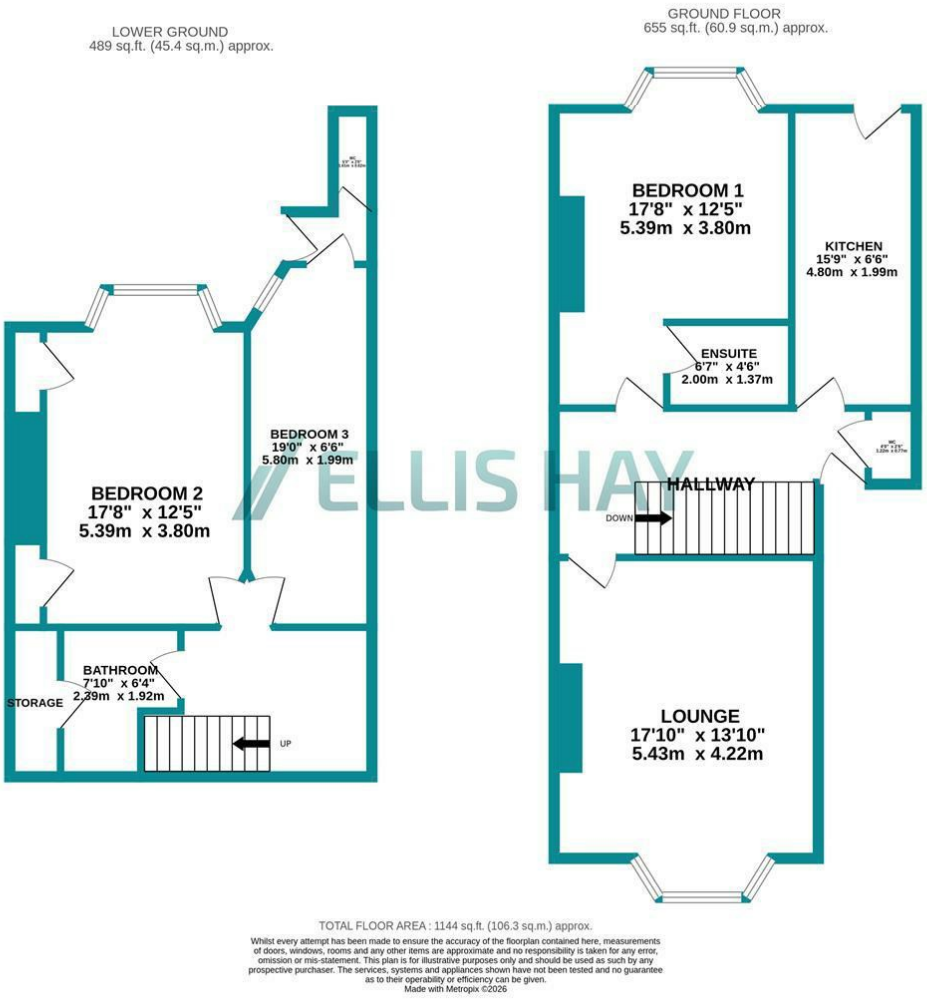
REFERENCING
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £225.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVENT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING 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

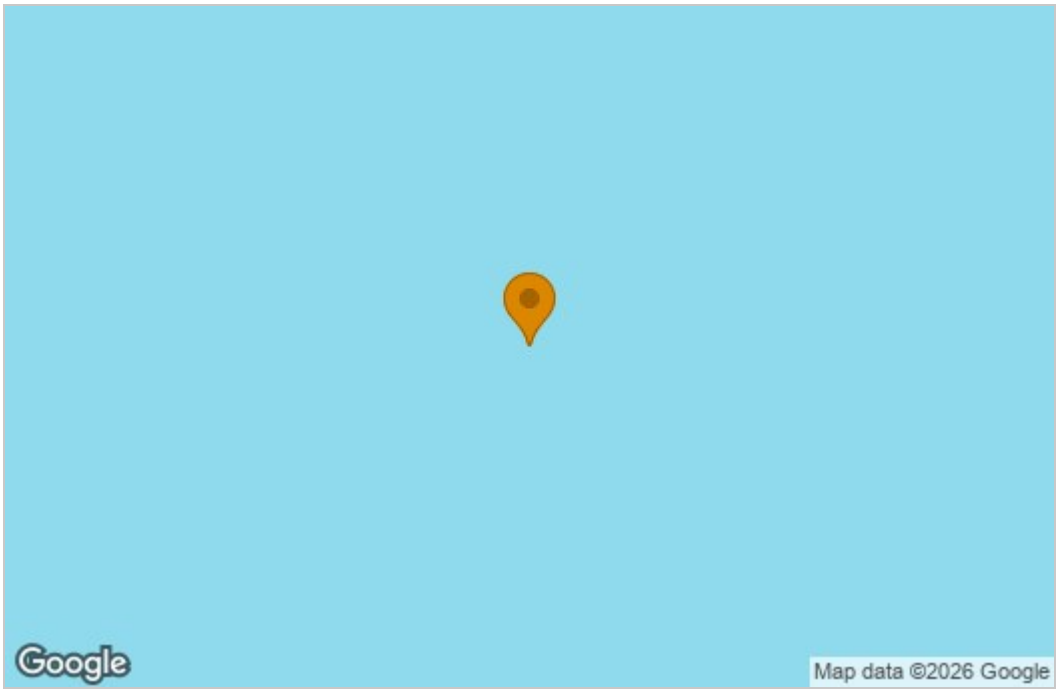
ON THE DAY OF SIGNING THE AGREEMENTS ARE:
RENT £995.00
HOLDING DEPOSIT -£225
DEPOSIT £1145.00

TOTAL £1915.00

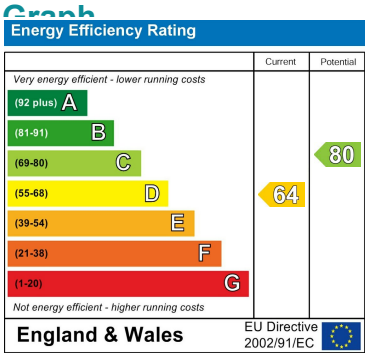
Floor Plan



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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