ELLIS HAY









29 Lower Prospect Road, Scarborough, YO12 7JP

£695 PCM

This two bedroom terraced house is centrally located with easy access to the Town Centre and also the North Bay. It comprises a lounge, dining room, kitchen, two bedrooms, dressing room and bathroom. The property also benefits from uPVC double glazing and an enclosed rear yard.
Children considered, sorry not suitable for pets or smokers.
EPC rating D

FRONT DOOR
leading to

LOUNGE
with uPVC window and storage heater

DINING ROOM
with electric heater

KITCHEN
with a range of base and wall units, stainless steel sink unit, tiled splashback, integrated electric oven and hob, space for washing machine and fridge, electric heater, window and door leading to outside

UPSTAIRS TO

BEDROOM ONE
with electric heater and window

BEDROOM TWO
with electric heater and window

DRESSING ROOM
with electric heater and window

BATHROOM
with white three piece suite, shower over the bath, heated towel rail and window

OUTSIDE
enclosed rear yard

DIRECTIONS
SATNAV - postcode YO12 7JP
what3words - ///lows.photo.resort

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

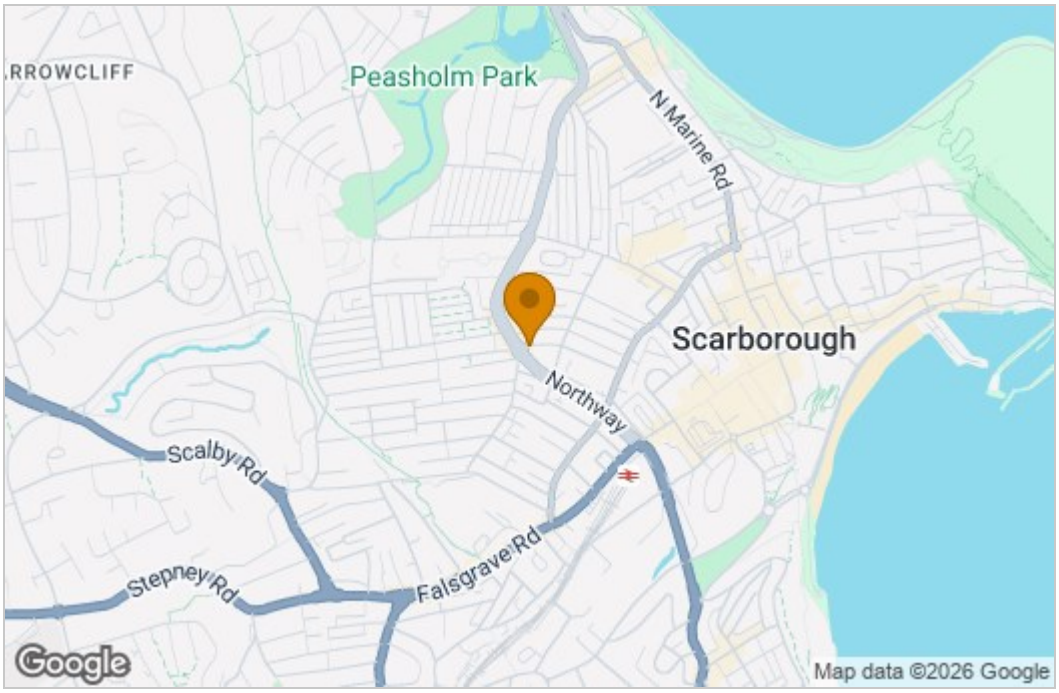
REFERENCING
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £160.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVENT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING 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 £695.00
HOLDING DEPOSIT -£160.00
DEPOSIT £800.00

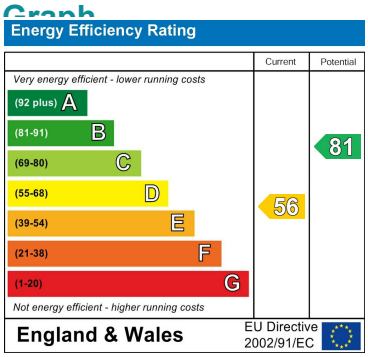
TOTAL £1335.00

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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