ELLIS HAY



# 6 The Courtyard

, Scarborough, YO11 2TN

## £895 PCM

4 1 1 C

This four Bedroom Town House is situated in a Courtyard on the South side of Scarborough and is within walking distance of the Town Centre. The property is set out over three floors and offers good living accommodation with gas central heating, UPVC double glazing and comprises a Lounge, Kitchen, Four bedrooms and a Bathroom.
Strictly no Smoking
EPC rating B







## COMMUNAL COURTYARD
With Steps to Front Door

## LOUNGE
with UPVC Double Glazed Window overlooking the front, TV & Telephone Point

## KITCHEN/DINER
With range of work top & base units, overhead cupboards, stainless steel sink unit, mixer taps, Integrated Electric Oven with Hob & Extractor Hood, Radiator, breakfast bar and chairs & door access to Bin Store & back lane Parking

## W/C
With hand basin and W/C

## BEDROOM ONE
with Radiator & Window overlooking front

## BEDROOM TWO
With Juliette Balcony & Radiator

## BATHROOM
with white three piece suite, shower over the bath and radiator

## BEDROOM THREE
With Roof windows & Radiator

## BEDROOM FOUR
With Roof Window and Radiator

## DIRECTIONS
SATNAV - postcode YO11 2TN
what3words - ///urgent.flute.cube

## UTILITIES
COUNCIL TAX: Band C (North Yorkshire Council)
GAS & ELECTRIC: Regular Meters
WATER: TBC

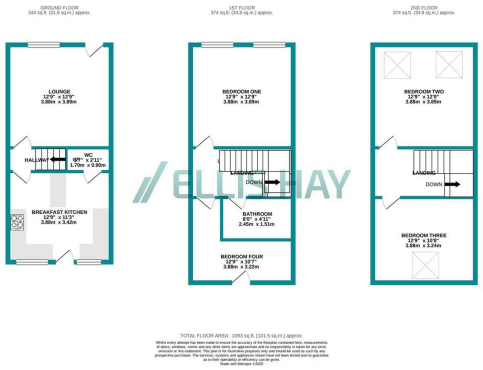
## REFERENCING
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £205.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVENT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING 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 £895.00
HOLDING DEPOSIT -£205.00
DEPOSIT £1030.00
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TOTAL £1720.00
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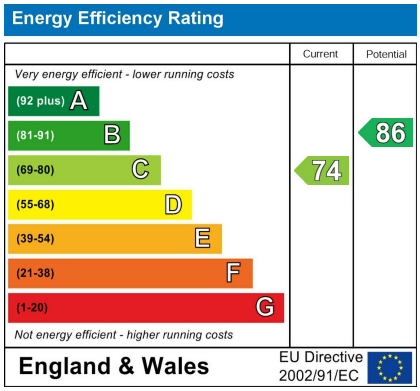
## Area Map




## Floor Plans



## Energy Efficiency Graph




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