ELLIS HAY



20 Ernest Avenue

Cayton, Scarborough, YO11 3TB

£895 PCM

3 1 1 B

A lovely recently built three bedroomed mid terrace house which comprises a lounge, kitchen/diner, downstairs WC, three bedrooms and bathroom. It also has gas central heating, double glazing, a rear garden, parking for two cars with the added benefit of a charger point for electric car,
Strictly no smoking
EPC rating B







LOUNGE
with TV point, radiator and window overlooking the front

KITCHEN/DINER
with a range of base and wall units, built in electric oven and gas hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, stainless steel sink unit, window overlooking the rear and patio doors leading to the rear garden

WC
with WC hand basin and radiator

UPSTAIRS TO

BEDROOM ONE
with two windows overlooking the front and radiator

BEDROOM TWO
with window overlooking the rear and radiator

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

UPSTAIRS TO

BEDROOM THREE
with radiator and velux windows to the front and rear

OUTSIDE
enclosed rear garden with patio area and lawn, parking for two cars to the front and electric car charging point

DIRECTIONS
SATNAV - Postcode YO11 3TB
what3words - ///regretted.admire.nicer

UTILITIES
COUNCIL TAX - Band C (North Yorkshire Council)
WATER CHARGES - TBC
GAS CHARGES - metered
ELECTRIC CHARGES - metered

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

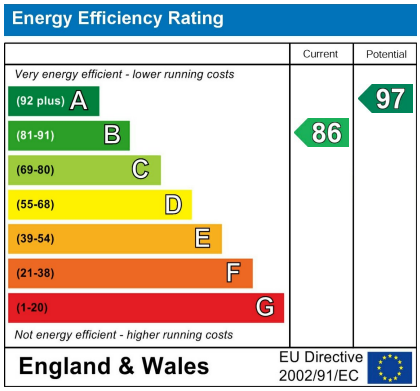
TOTAL £1720.00

Area Map



Floor Plans

Energy Efficiency Graph



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