



47A Seamer Road

, Scarborough, YO12 4EF

£595 PCM



This ground floor two bedroom is part of a conversion of the former Methodist Church on Seamer Road. The property comprises a lounge/kitchen, two bedrooms and a bathroom. The property benefits from underfloor gas central heating, door entry phone system, lift access and uPVC double glazing.

Sorry not suitable for children or pets. Strictly no smoking.

EPC rating C



COMMUNAL FRONT DOOR

leading to

HALLWAY

leading to

FLAT DOOR

leading to

HALLWAY

leading to

LOUNG/KITCHEN

with a range of base and wall units, tiled splashback, stainless steel sink unit, integrated oven and hob with extractor over, space for washing machine, space for fridge freezer, underfloor heating and window

BEDROOM ONE

with underfloor heating and window

BEDROOM TWO

with underfloor heating and window

BATHROOM

with white three piece suite with shower over the bath and underfloor heating

DIRECTIONS

SATNAV - postcode YO12 4EF
what3words - ///degree.mason.value

UTILITIES

COUNCIL TAX - Band A (North Yorkshire Council)
GAS AND ELECTRIC CHARGES - metered
WATER CHARGES - TBC

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £135.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVANT 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 £595.00
HOLDING DEPOSIT -£135.00
DEPOSIT £685.00

TOTAL £1145.00

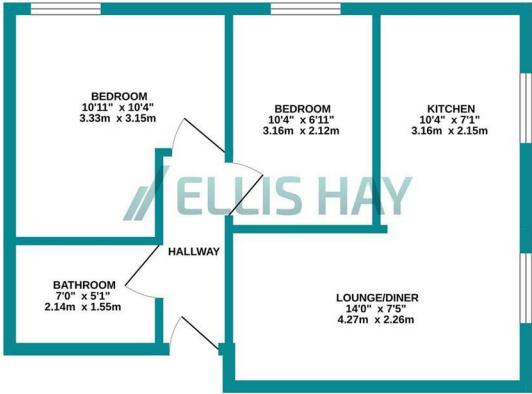
Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Council Tax Band: A
Tenure:

414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA - 414 sq.ft. (38.5 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of rooms, fixtures, fittings and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee is given.
Made with Metaphor CDD4

Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that {all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property