



## 105 North Marine Road/Queens Parade

, Scarborough, YO12 7HT

### £700 PCM



ONLY AVAILABLE ON A SHORT-TERM 6-MONTH LET

This first floor two bedroom apartment is situated on the North side of Scarborough and has views across the sea and coast line. The property has electric heating and comprises of a lounge/ kitchen, two bedrooms, en-suite shower room, WC, family bathroom and a parking space.

Strictly no smoking. Not suitable for children or pets.

EPC Rating: E



STEPS TO FRONT AND REAR

Steps to front and rear with access from both Queens Parade and North Marine Road

COMMUNAL HALL AND STAIRS LEADING TO

HALLWAY

With private front door having laminate floor and door entry system

LOUNGE/KITCHEN

With a Bay window having stunning views over the Bay towards the Castle and Scalby Mills, two seat sofa, tub chair, dining table and 4 chairs TV and radiator

Kitchen Area with a range of wall and base units, electric hob and oven, fridge/ freezer and washing machine

BEDROOM 1

With built in wardrobes, double bed, chest of drawers, window overlooking the front and a door leading to en-suite shower room

EN-SUITE

With a quadrant shower cubicle, toilet and wash hand basin

BEDROOM 2

With bay window having stunning views, double bed, wardrobe and radiator

BATHROOM

With bath and pedestal basin, shower over the bath and heated towel rail

WC

With WC and hand basin

PARKING

There is a designated off-street parking space

DIRECTIONS

SATNAV - postcode YO12 7HT  
what3words - ///garage.wasp.enjoy

UTILITY INFORMATION

COUNCIL TAX: Band B - North Yorkshire Council  
WATER CHARGES: TBC  
ELECTRIC: 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 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:

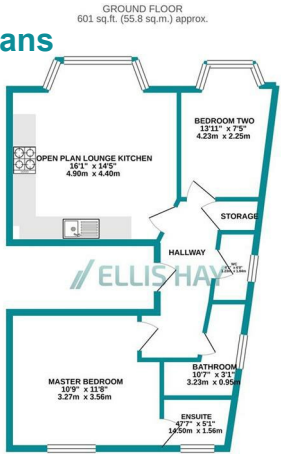
RENT £700.00  
HOLDING DEPOSIT -£160.00  
DEPOSIT £805.00

TOTAL £1345.00

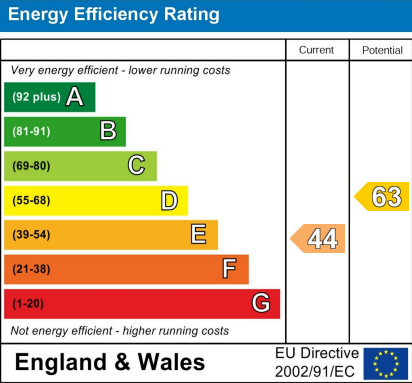
Area Map



Floor Plans



Energy Efficiency Graph



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