// ELLIS HAY



17 Fulford Road

, Scarborough, YO11 2SW

£775 PCM









This spacious two bedroom flat is situated close to Ramshill shops and within walking distance of the Town Centre and South Bay. It benefits from gas central heating and UPVC double glazing throughout. The property comprises a lounge, kitchen, utility room, two bedrooms and a bathroom. Sorry not suitable for children or pets. Strictly no smoking.

EPC rating D



FRONT DOOR

leading to

FLAT DOOR

leading to

HALLWAY

leading to

LOUNGE

with bay window overlooking the front, TV point, electric fire and surround and radiator

KITCHEN

with a range of base and wall units, integrated electric oven and gas hob, stainless steel sink unit, tiled splashback, space for undercounter fridge, radiator and window

UTILITY ROOM

with plumbing for washing machine and door to fire escape

BEDROOM ONE

with radiator and window

BEDROOM TWO

with radiator and window

BATHROOM

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

DIRECTIONS

SATNAV - postcode YO11 2SW what3words - ///types.lamp.vision

UTILITIES

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

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £175.00 (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 THAT ARE DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £775.00 HOLDING DEPOSIT -£175.00

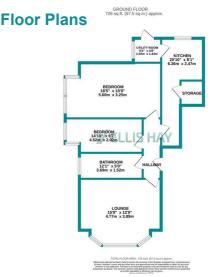
BOND £890.00

Tel: 01723 350077

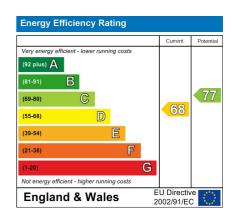
TOTAL £1490.00

Area Map





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