ELLIS HAY









10 Ingle Close, Scarborough, YO12 4AY

£600 PCM

This first floor two bedroom apartment is situated on Olivers Heights just off Seamer Road and is on a good Bus route into the Town and handy for the A64 . The apartment has gas fired heating, UPVC double glazing, open plan kitchen/ lounge, two bedrooms and a bathroom. Off street parking available.
Pets not allowed on block policy.
Strictly no Smoking
EPC rating B

COMMUNAL ENTRANCE
Communal entrance with staircase leading to all floors

LOUNGE/ KITCHEN
The lounge area has a radiator, T.V point, door entry phone system and a UPVC double glazed french door

The kitchen has a range of wall and base units, stainless steel sink, mixer taps, integrated dishwasher, gas hob and electric oven, plumbing for automatic washing machine and a UPVC double glazed window overlooking the rear

BEDROOM ONE
A double bedroom with a radiator and a UPVC double glazed window overlooking the rear

BEDRROOM TWO
A single bedroom with a radiator and a UPVC double glazed window overlooking the side

BATHROOM
With a white three piece suite having a shower over the bath and an expelair fan

DIRECTIONS
SATNAV - YO12 4AY
what3words-///lamp.often.scale

UTILITY INFORMATION
COUNCIL TAX: Band A (North Yorkshire Council)
WATER CHARGES: The property is on a water meter
GAS AND ELECTRIC: Quarterly accounts

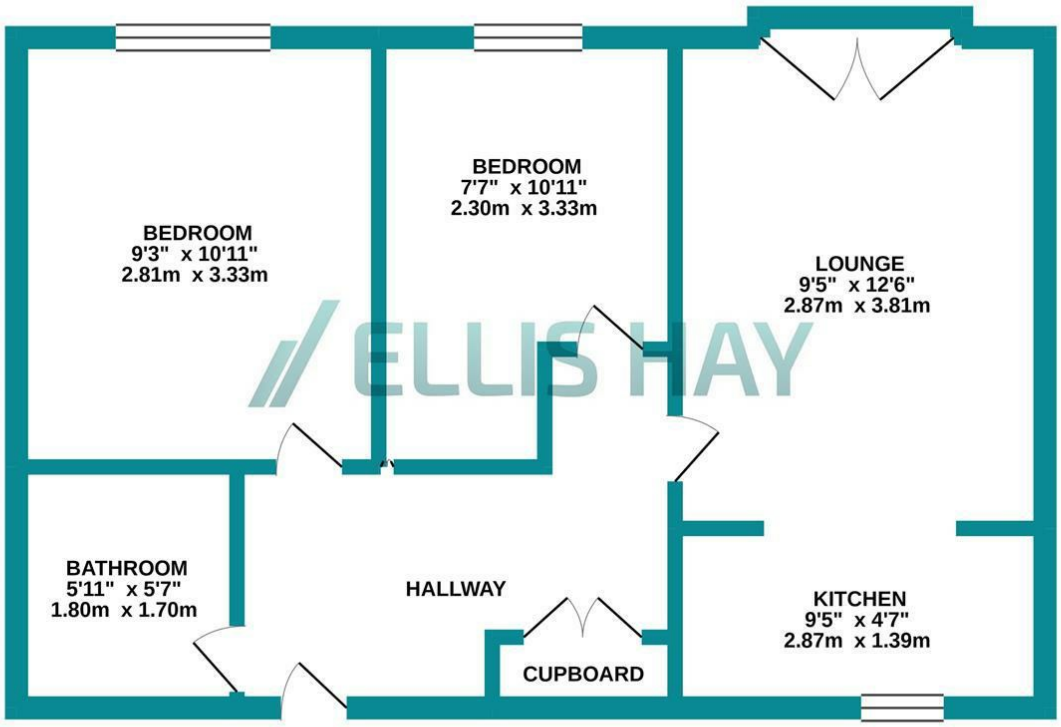
REFERENCING
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £135.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVENT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING 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 £600.00
HOLDING DEPOSIT -£135.00
DEPOSIT £690.00

TOTAL £1155.00

Floor Plan

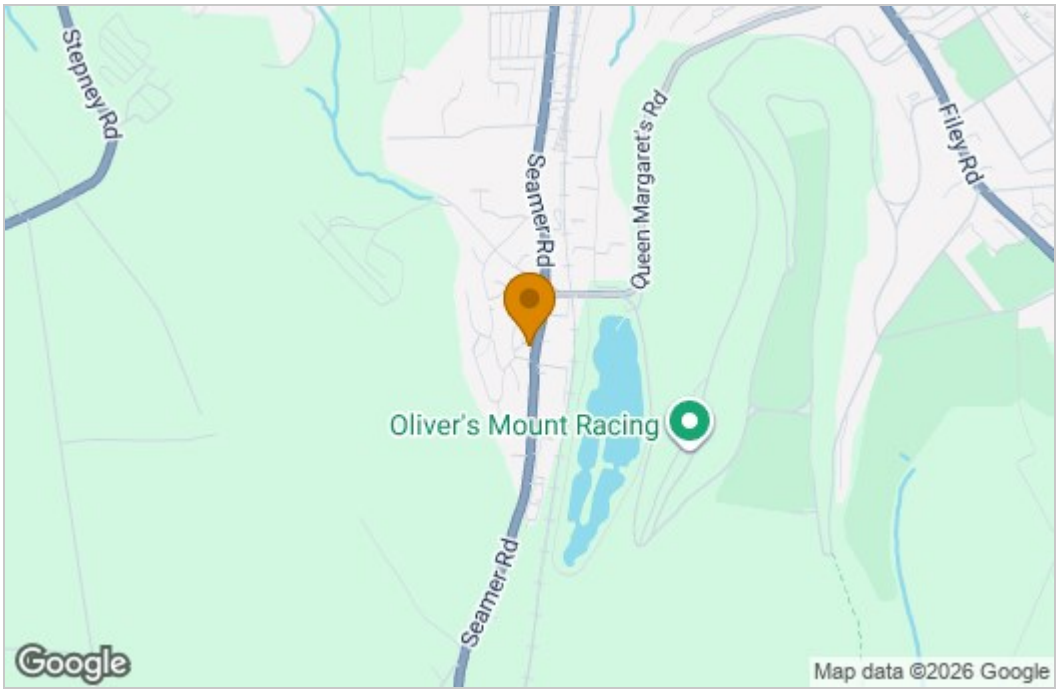
FIRST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



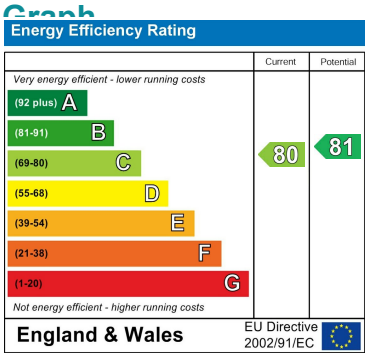
TOTAL FLOOR AREA : 450 sq.ft. (41.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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