ELLIS HAY









43 Grange Avenue, Scarborough, YO12 4AA

£650 PCM

A two bedroom apartment located on Grange Avenue in the picturesque town of Scarborough. Close to Falsgrave the area has excellent transport links and the street offers unrestricted parking. The property benefits from uPVC double glazing and gas central heating and briefly comprises a dining kitchen, lounge and 2 bedrooms.

Strictly no smoking

EPC Rating D

FORECOURT FRONT TO COMMUNAL FRONT DOOR
With own private flat door

STAIRS TO FIRST FLOOR

HALLWAY
With cupboards, radiator and loft access

LOUNGE
With two windows overlooking the front, coved ceiling, tiled fire place, gas fire , radiator and a T.V point

KITCHEN
With a range of wall and base units, overhead cupboards, inset stainless steel sink, tiled splashbacks, gas cooker, plumbing for automatic washing machine, space for a fridge, UPVC double glazed window overlooking the rear and a UPVC double glazed door to the rear

BEDROOM ONE
With a radiator and a UPVC double glazed window overlooking the rear

BEDROOM TWO
With a radiator and a UPVC double glazed window overlooking the front

BATHROOM
With a two piece suite with a shower over the bath, window and radiator

SEPARATE W/C
With a W/C

OUTSIDE
There is a dust bin area to the rear

DIRECTIONS
SATNAV - postcode YO12 4AA
What3Words///speaks.glass.quick

UTILITY INFORMATION
COUNCIL TAX: Band A (North Yorkshire Council)
WATER CHARGES: Yorkshire Water
GAS AND ELECTRIC: Meters

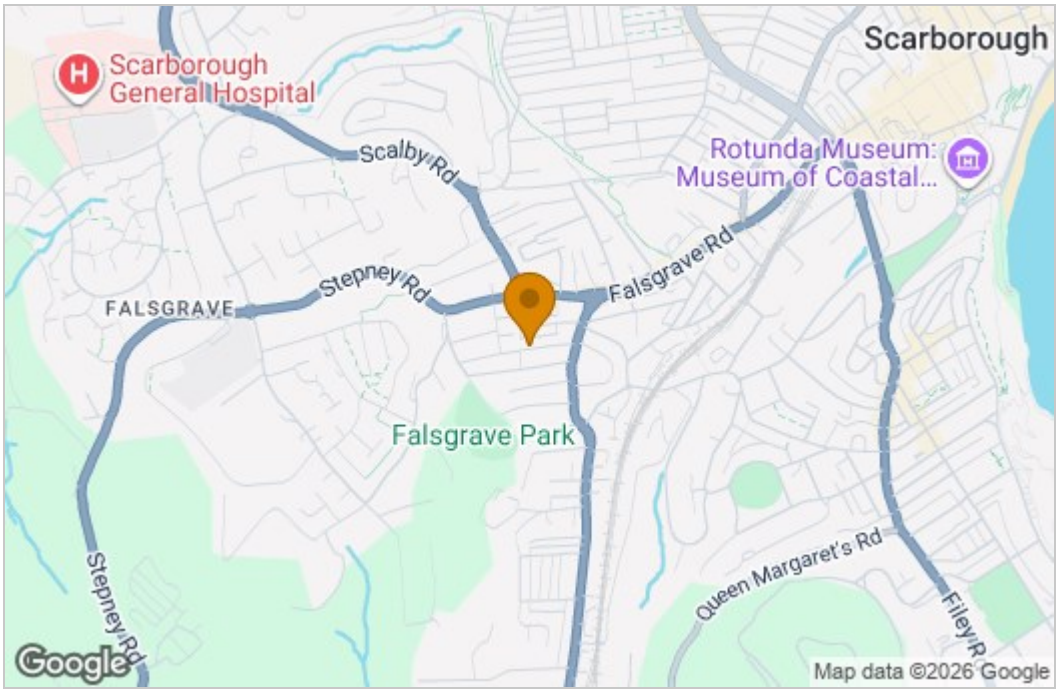
REFERENCING
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £150.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVENT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING 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 £650.00
HOLDING DEPOSIT -£150.00
DEPOSIT £750.00

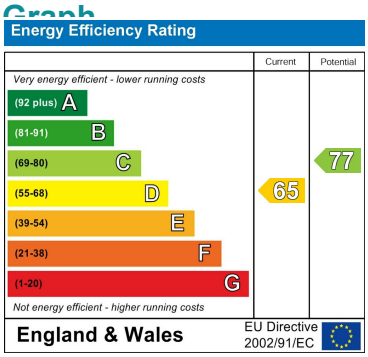
TOTAL £1250.00

Floor Plan

Area Map



Energy Efficiency Graph



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