



11 South Street

, Scarborough, YO11 2BP

£625 PCM



A stunning furnished one bedroom basement flat, situated in the very popular area of South Cliff. The property comprises a large entrance hallway leading to bedroom, bathroom with shower over the bath and an open plan kitchen/lounge. The property benefits from Gas central heating and uPVC double glazing.

Not suitable for children or pets. Strictly no smoking.

EPC rating B



PRIVATE ENTRANCE

leading to

LOUNGE/KITCHEN

with a range of base and wall units, stainless steel sink, tiled splashbacks, integrated oven and hob, washing machine, integrated fridge, radiator, sofas, shelving unit and doors leading to outside

BATHROOM

with a white three piece suite with shower over the bath, and heated towel rail

BEDROOM

with double bed, wardrobe, drawers, bedside tables, radiator and window

DIRECTIONS

SATNAV - postcode YO11 2BP

what3words - ///buddy.cowboy.branded

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 £140.00 (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:

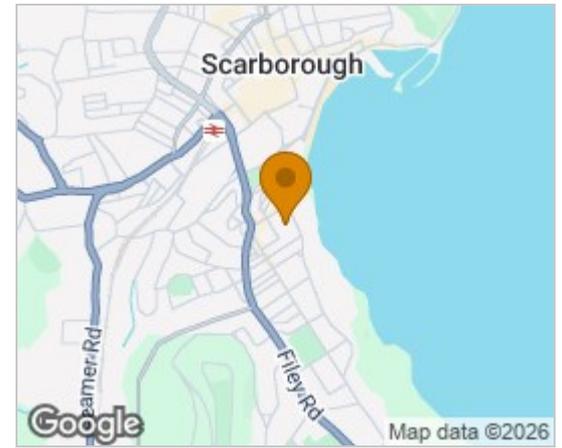
RENT £625.00

HOLDING DEPOSIT -£140.00

DEPOSIT £720.00

TOTAL £1205.00

Area Map



Floor Plans

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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	

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