ELLIS HAY









89 Tennyson Avenue, Scarborough, YO12 7RF

£850 PCM

This newly refurbished two bedroomed terrace house is situated on the North side of town and is only a few minutes walk to the town centre. It comprises a lounge, dining room, newly fitted kitchen, two bedrooms and a bathroom. The property benefits from being freshly decorated and carpeted throughout, uPVC double glazing and gas central heating.

Strictly no smoking

EPC Rating: D

FRONT DOOR
leading to

HALLWAY
leading to

LOUNGE
with bay window overlooking the front, gas fire and surround and radiator

DINING ROOM
with built in cupboard, window overlooking the rear and radiator

KITCHEN
newly fitted with a range of base and wall units, stainless steel sink, tiled splash back, integrated electric oven with gas hob and extractor over, space for washing machine, space for fridge/freezer, window overlooking the rear and door leading to outside

UPSTAIRS TO

BEDROOM ONE
with built in cupboard, windows overlooking the front and radiator

BEDROOM TWO
with built in cupboard, window overlooking the rear and radiator

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

OUTSIDE
enclosed rear yard with gate access to the back alley

DIRECTIONS
SATNAV - postcode YO12 7RF
what3words - ///bucks.monks.bonus

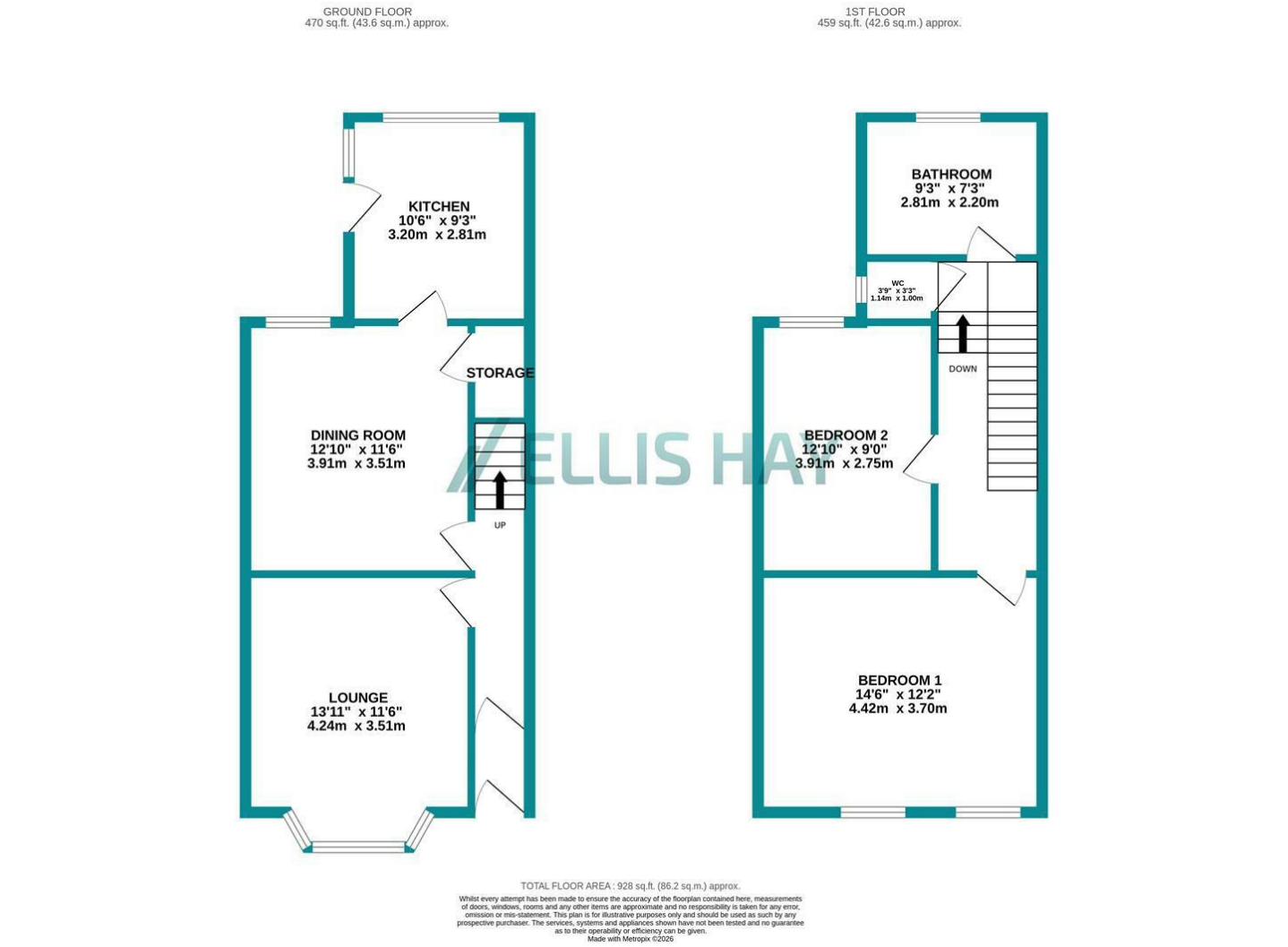
UTILITIES
COUNCIL TAX - Band B (North Yorkshire Council)
GAS CHARGES - metered
ELECTRIC CHARGES - metered
WATER CHARGES - TBC

REFERENCING
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £195.00 (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).

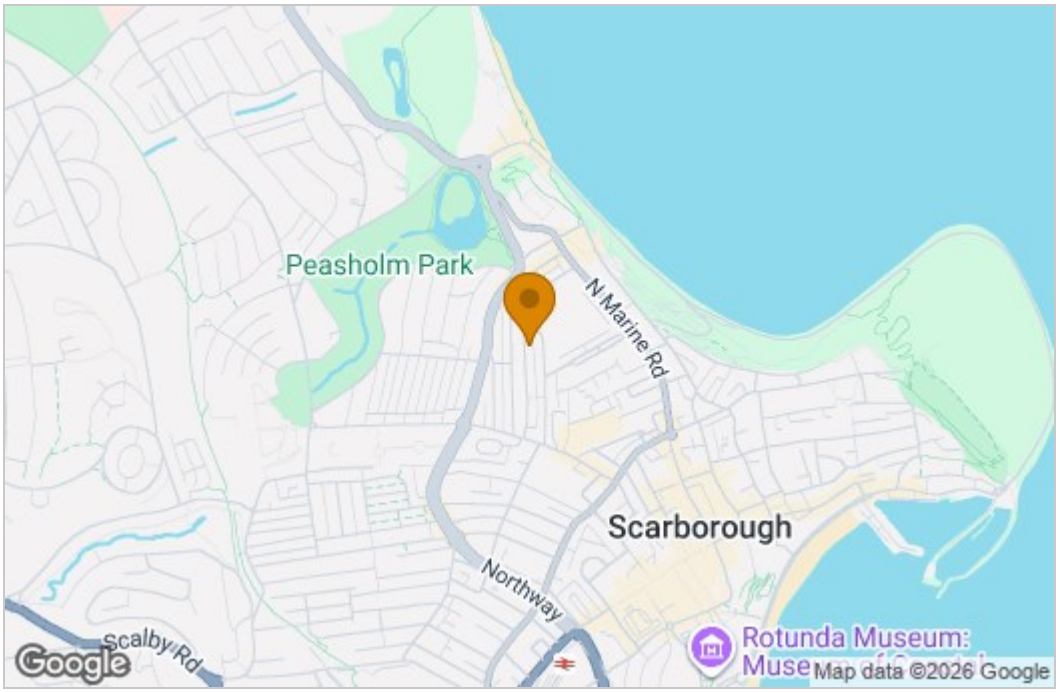
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:
RENT £850.00
HOLDING DEPOSIT -£195.00
DEPOSIT £980.00

TOTAL £1635.00

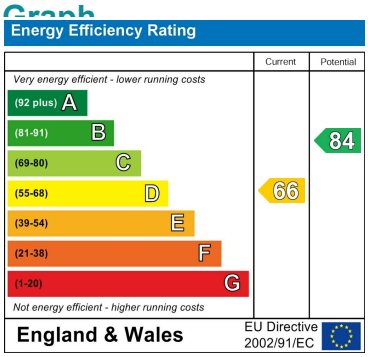
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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