// ELLIS HAY



Irton, Scarborough, YO12 4RW

£695 PCM









This Courtyard Ground Floor Apartment is set in the private grounds of Irton Manor. It benefits from allocated parking, LPG heating, UPVC double glazing and comprises a lounge, kitchen, two bedrooms and a bathroom. Sorry No Children, Pets or Smoking **EPC** rating C



ENTRANCE

With an L shaped hallway with a radiator

LOUNGE

With a double glazed window overlooking the Courtyard, T.V point, telephone point, radiator and a feature fire place

KITCHEN

With a range of wall and base units, overhead cupboards, stainless steel sink, mixer tap, plumbing for automatic washing machine, space for fridge freezer and a double glazed window

BEDROOM ONE

With a radiator, telephone point and a double glazed window

BEDROOM TWO

With a radiator and a double glazed window

BATHROOM

With a white three piece suite having a shower over the bath, radiator and a double glazed window

OUTSIDE

There is a communal courtyard

DIRECTIONS

SATNAV – Postcode YO12 4RW What3words - ///beard.global.herds

UTILITY

COUNCIL TAX: Band B - Scarborough Borough 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 £160.00 (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 £695.00

HOLDING DEPOSIT -£160.00

DEPOSIT £800.00

Tel: 01723 350077

TOTAL £1335.00

Area Map

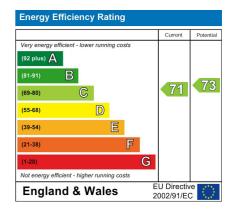




TOTAL FLOOR AREIA: 903 sq. ft (83.7 sq. m.) apprais.

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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