



88 Scalby Road
, Scarborough, YO12 5QN

£750 PCM

This modern two bedroom apartment is situated on Scalby Road close to local shops and on a bus route to the Town Centre. It benefits from gas central heating and uPVC double glazing. The apartment comprises a lounge/diner, kitchen, two bedrooms and a bathroom.

Sorry not suitable for children or pets. Strictly no smoking.

EPC rating C



COMMUNAL FRONT DOOR

leading to

COMMUNAL HALLWAY

leading to

UPSTAIRS TO**FLAT DOOR**

leading to

HALLWAY

leading to

LOUNGE/DINER

with bay window and radiator

KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splashback, integrated oven and hob with extractor over, plumbing for washing machine, integrated fridge/freezer, window and radiator

BEDROOM ONE

with window and radiator

BEDROOM TWO

with window and radiator

BATHROOM

with white three piece suite, window and radiator

DIRECTIONS

SATNAV - Postcode YO12 5QN

what3words - //pilots.adding.brains

UTILITIES

COUNCIL TAX - Band B (North Yorkshire Council)

GAS AND ELECTRIC CHARGES - metered

WATER CHARGES - TBC

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £170.00 (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 THAT ARE DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £750.00

HOLDING DEPOSIT -£170.00

BOND £865.00

TOTAL £1445.00
-----**Area Map****Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Council Tax Band: B**Tenure:**

Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that (i) 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