ELLIS HAY









77 Hoxton Road, Scarborough, YO12 7SX

£1,050 PCM

This four bedroom terrace house is situated close to the Town Centre and within easy reach of both the North and South bays. This property is set out over three floors has gas central heating, UPVC double glazing and comprises of a lounge, dining room, kitchen, downstairs bathroom, four bedrooms, en-suite, family bathroom and a rear yard.

Strictly no smoking.

EPC rating D

UPVC DOUBLE GLAZED FRONT DOOR

ENTRANCE HALL
With a radiator

LOUNGE
With a UPVC double glazed window overlooking the front, wall mounted fire, T.V point, cupboard and a radiator

DINING ROOM
With a UPVC double glazed window overlooking the rear, T.V point, cupboard and a radiator

KITCHEN
With a range of wall and base units, overhead cupboards, inset stainless steel sink, splashbacks, plumbing for automatic washing machine, integrated oven and ceramic hob, UPVC double glazed window overlooking the rear and a UPVC double glazed door to the rear

BATHROOM
With three piece suite, radiator and a UPVC double glazed window

STAIRS TO FIRST FLOOR

BEDROOM ONE
With UPVC double glazed window overlooking the front, cupboard and a radiator

BEDROOM TWO
with uPVC double glazed window and radiator

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

STAIRS TO SECOND FLOOR

BEDROOM THREE
With a Velux double glazed window and a radiator

BEDROOM FOUR
With a uPVC double glazed window and a radiator

ENSUITE
with shower, vanity WC and illuminated mirror

OUTSIDE
There is an enclosed rear yard

DIRECTIONS
SATNAV - postcode YO12 7SX
what3words - ///bucked.public.hill

UTILITY INFORMATION
COUNCIL TAX: Band B - North Yorkshire Council
WATER CHARGES: to be advised
GAS AND ELECTRIC: Quarterly accounts

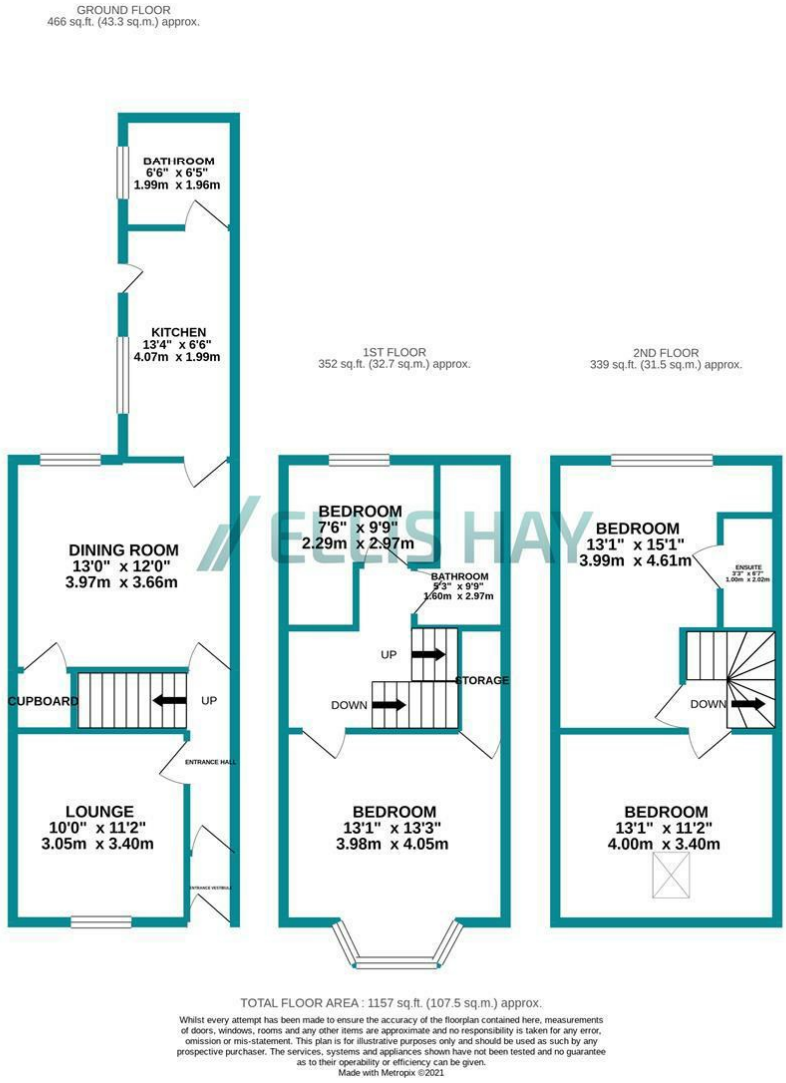
REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £240.00 (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 £1050.00
HOLDING DEPOSIT -£240.00
DEPOSIT £1210.00

TOTAL £2020.00

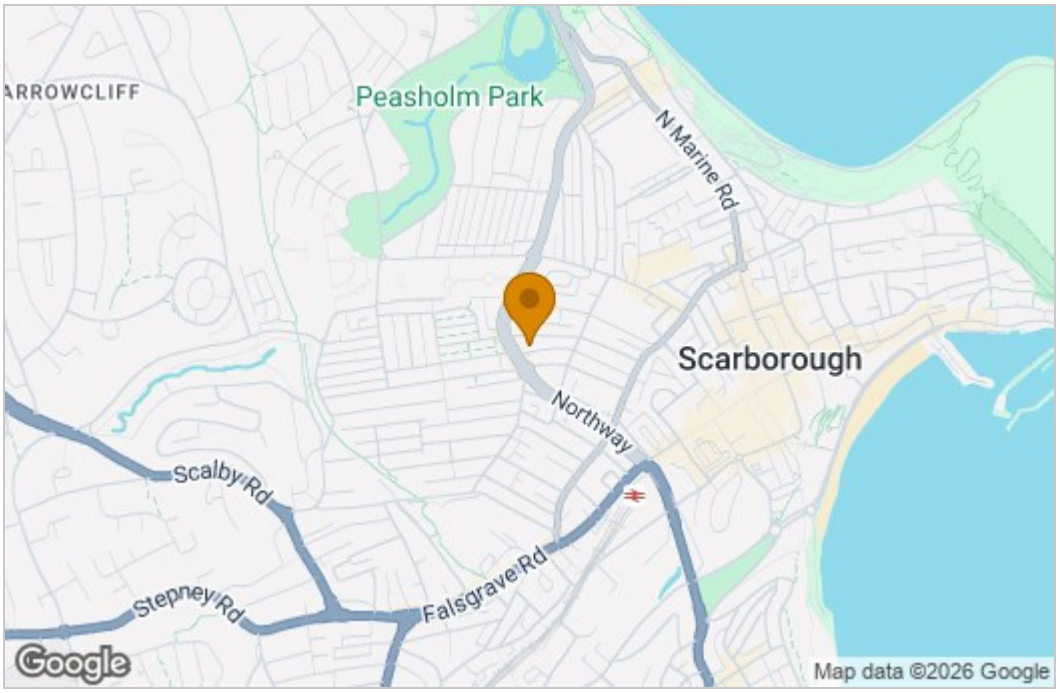
Floor Plan



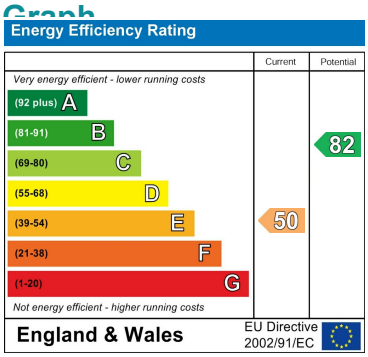
TOTAL FLOOR AREA : 1157 sq.ft. (107.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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