

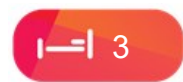


**colin ellis**  
your trusted property experts

**Castle Road,**  
Scarborough, YO11 1BG

In immaculate order throughout this three bedroom maisonette flat is located close to the town centre and local shops. The flat is ready for immediate occupation and offers a kitchen, living room, bathroom and three good sized bedrooms. Viewing is highly recommended.

**Rent - £725 PCM**  
**Deposit - £800**



## ENTRANCE HALL

Private entrance with stairs to the first floor.

## STAIRS TO FIRST FLOOR LANDING

Ceiling lights and radiator.

## LIVING ROOM

5.33 x 3.85 (17'5" x 12'7")

Two uPVC double glazed windows, ceiling light, radiator and coving.

## KITCHEN

3.40 x 3.51 (11'1" x 11'6")

uPVC double glazed window, fitted kitchen with a range of cupboards and drawers, stainless steel sink, integrated oven and hob, wall mounted boiler, extractor fan and inset ceiling light. With space for fridge/freezer and washing machine.

## STAIRS TO SECOND FLOOR LANDING

Ceiling lights and uPVC double glazed window.

## BEDROOM ONE

3.38 x 3.52 (11'1" x 11'6")

uPVC double glazed window, ceiling light, radiator.

## BEDROOM TWO

3.86 x 2.81 (12'7" x 9'2")

uPVC double glazed window, ceiling light, radiator.

## BEDROOM THREE

2.14 x 2.85 (7'0" x 9'4")

uPVC double glazed window, ceiling light, radiator.

## BATHROOM

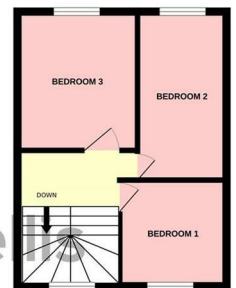
2.10 x 3.26 (6'10" x 10'8")

Two uPVC double glazed frosted windows, heated towel rail, P shaped bath with shower over, wash hand basin, w/c, extractor fan, radiators and ceiling light.



FIRST FLOOR

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, heights and any other thing are approximate and not responsible to any party other than the person who has provided the information. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown here are not tested and no guarantee is made as to their operability or efficiency at any time.  
Made with Metaplan 12/12

Castle Road - 18021179

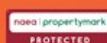
Council Tax Band - A

Length of Tenancy - Please contact office for further information

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you.

Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		Current	Potential
Every energy efficient - lower running costs			
(94-100)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	76
		EU Directive 2002/91/EC	



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