



**colin ellis**  
your trusted property experts

**Union Street,  
Scarborough, YO11 1DA**

**Rent - £950 Per Month  
Deposit - £1,090**

Centrally located for Scarborough town centre this FOUR BEDROOM MID TERRACE house is available to LET. Featuring FOUR BEDROOMS, a MODERN KITCHEN DINER and OUTDOOR SPACE this home is close to the beaches, town centre and bars and restaurants. VIEWING IS HIGHLY RECOMMENDED.



## ENTRANCE HALL

uPVC double glazed front door into entrance hall with inset ceiling spotlights, stairs to first floor and door to living room.

## LIVING ROOM

5.41 x 3.42 (17'9" x 11'3")

With uPVC double glazed box bay window, feature fire surround, two radiators, two ceiling spotlights, coving and opening to kitchen diner.

## KITCHEN/DINER

4.19 x 4.30 (13'9" x 14'1")

Fitted kitchen with shaker style cupboards and drawers, built in oven, electric hob, extractor, space for washing machine, space for fridge freezer, space for dishwasher, inset ceiling spotlights, radiator, coving, uPVC double glazed window, uPVC double glazed French doors opening onto rear garden and under stairs storage area.

## FIRST FLOOR LANDING

With inset ceiling spotlights, radiator and stairs to second floor.

## BATHROOM

3.10 x 1.70 (10'2" x 5'7")

With bath, shower cubicle, hand basin, WC, towel rail/warmer, uPVC double glazed frosted window, part tiled walled, inset ceiling spotlights and door to landing.

## BEDROOM ONE

4.53 x 4.33 (14'10" x 14'2")

With two ceiling lights, two uPVC double glazed windows, radiator, alcove storage and door to landing.

## BEDROOM TWO

3.12 x 2.47 (10'3" x 8'1")

With uPVC double glazed window, radiator, ceiling light and door to landing.

## SECOND FLOOR LANDING

With inset ceiling spotlights and loft access.

## BEDROOM THREE

3.67 x 3.08 (12'0" x 10'1")

With uPVC double glazed window, radiator, ceiling light and door to landing.

## BEDROOM FOUR

3.95 x 3.79 (13'0" x 12'5")

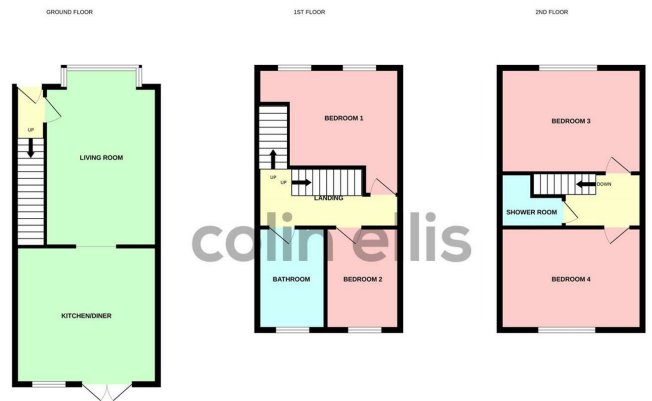
With uPVC double glazed window, radiator, ceiling light and door to landing.

## SHOWER ROOM

Shower cubicle with mains operated shower, part tiled walls, WC, inset ceiling spotlights, extractor fan and door to landing.

## OUTSIDE

To the front is a courtyard entrance with gate. To the rear is a rear yard which is beautifully presented and has gated access to rear.

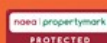


Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, sections, rooms and any other items are approximate and not guaranteed to meet for any exact attention or site statement. This plan is for illustrative purposes only and should not be used as such for any particular purpose. The survey, systems and appliances shown here are not intended and the purchaser is to verify everything at their own risk.  
Made with Mapbox ©2022

Union Street - 18622092  
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
Very energy efficient - lower running costs			
(94-100) A			87
(81-93) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tel: 01723 363565  
E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES  
LETTINGS CHARTERED SURVEYOR

See all our properties online  
www.colinellis.co.uk