



**colin ellis**  
your trusted property experts

**Beaconsfield Street,  
Scarborough, YO12 4EJ**

**Rent - £750 Per Month  
Deposit -**

Located off Seamer Road this two bedroom terraced home is conveniently located for the town centre and the A64. In great condition throughout this two bedroom home has a rear yard, good sized bedrooms and two reception rooms. This property is available for immediate occupation.  
Two months rent in advance required



## ENTRANCE HALL

uPVC double glazed front door into vestibule. Vestibule with glazed door into hallway with ceiling light and radiator.

## LIVING ROOM

3.90 x 3.24 (12'9" x 10'7")

uPVC double glazed bay window, fire surround, radiator, two wall lights and ceiling light.

## DINING ROOM

3.32 x 3.44 (10'10" x 11'3")

uPVC double glazed window, fire surround, two storage cupboards, understairs storage cupboard and radiator.

## KITCHEN

2.97 x 2.17 (9'8" x 7'1")

Fitted kitchen with a range of cupboards and drawers, cooker, stainless steel sink, inset ceiling spotlights, uPVC double glazed window and uPVC double glazed door leading to rear yard.

## UTILITY ROOM

2.29 x 1.57 (7'6" x 5'1")

uPVC double glazed window, plumbing for washing machine and space for fridge/freezer.

## STAIRS TO FIRST FLOOR LANDING

Ceiling light and loft access.

## BEDROOM ONE

4.33 x 3.19 (14'2" x 10'5")

Two uPVC double glazed windows, radiator and ceiling light.

## BEDROOM TWO

3.44 x 2.26 (11'3" x 7'4")

uPVC window, fitted wardrobes, radiator and ceiling light.

## BATHROOM

2.85 x 2.25 (9'4" x 7'4")

uPVC double glazed frosted window, bath, separate shower cubical, w/c, wash hand basin, extractor fan, radiator and ceiling light.

## YARD

Enclosed low maintenance garden with access gate.

## FEES

No deposit will be requested, however two months rent will be required upfront prior to move in.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, doors and other items are approximate and no responsibility is taken for any errors or omissions. The plans are for illustrative purposes only and should not be used as the basis for any legal proceedings. The aerial, ground and satellite views are for information only and are not to be used as a basis for any legal proceedings or otherwise for any purpose. Made with SketchUp 2021

Beaconsfield Street - 18629782

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 |   |                         |           |
| (81-91)                                     | A |                         | 78        |
| (69-80)                                     | B |                         |           |
| (55-68)                                     | C |                         |           |
| (45-54)                                     | D | 62                      |           |
| (29-44)                                     | E |                         |           |
| (15-28)                                     | F |                         |           |
| (1-14)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |



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