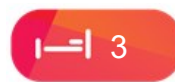


**colin ellis**  
your trusted property experts

**Ashville Avenue,  
Scarborough, YO12 7NF**

**Rent - £875 Per Month  
Deposit - £1,009**

Located close to Scarborough town centre and the railway station this three bedroom mid terraced home is split over three floors and has generous sized rooms as well as a large kitchen and utility room. Situated in this popular area this property is available for immediate occupation and viewings can be booked via our office on 01723 363565.





## VESTIBULE

uPVC double glazed front door.

## ENTRANCE HALL

Cornicing radiator ceiling light and understairs storage cupboard.

## LOUNGE

3.87 x 4.10 (12'8" x 13'5" )

uPVC double glazed bay window, cornicing, electric fire with surround, radiator and ceiling light.

## DINING ROOM

3.63 x 3.28 (11'10" x 10'9")

uPVC double glazed window, radiator, cornicing, electric fire with surround, picture rail and ceiling light.

## KITCHEN

4.58 x 3.26 (15'0" x 10'8")

Fitted kitchen with a range of cupboards and drawers, two uPVC double glazed windows, stainless steel sink, oven, extractor fan, built in dishwasher, fridge/freezer, radiator and ceiling lights.

## UTILITY ROOM

2.18 x 3.35 (7'1" x 10'11")

uPVC double glazed window, uPVC double glazed door to rear yard, wall mounted boiler and stainless steel sink.

## STAIRS TO FIRST FLOOR

loft access, ceiling light and radiator.

## BEDROOM ONE

5.23 x 4.10 (17'1" x 13'5")

uPVC double glazed bay window and uPVC double glazed window, understairs storage, ceiling light and radiator.

## BEDROOM TWO

3.65 x 3.43 (11'11" x 11'3")

uPVC double glazed window, ceiling light and radiator.

## BATHROOM

3.00 x 3.35 (9'10" x 10'11")

uPVC frosted window, bath with electric shower over, wash hand basin, w/c and radiator.

## STORE ROOM

2.08 x 2.26 (6'9" x 7'4")

Two uPVC frosted windows, radiator and ceiling light.

## STAIRS TO SECOND FLOOR

Wall light.

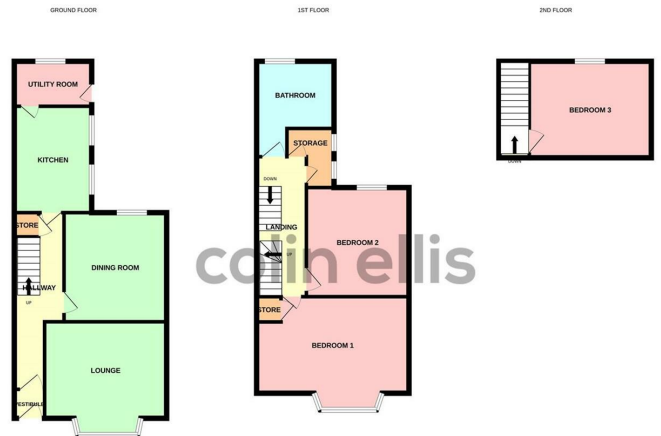
## BEDROOM THREE

4.87 x 3.99 (15'11" x 13'1")

uPVC double glazed window, eave storage, ceiling light and radiator.

## YARD

Rear gated access.



What every agent has been made to ensure the accuracy of the figures contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is given as to their quantity or efficiency can be given. Made with Energy 1000

Energy Efficiency Rating		Current	Potential
Every energy efficient - lower running costs			
(81-91)	A		
(69-80)	B		
(55-68)	C		
(49-54)	D		
(39-48)	E		
(29-38)	F		
(1-28)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Ashville Avenue - 18638932  
Council Tax Band - C  
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.



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