

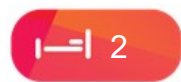


colin ellis
your trusted property experts

Trinity Gardens, Scarborough, YO11 2TF

Located close to the town centre and the South Bay beach this SEMI DETACHED BUNGALOW comes with LARGE ROOMS, low maintenance GARDEN with greenhouse, a GARAGE and OFF STREET PARKING. The property has recently been redecorated throughout so viewing is highly recommended.

Rent - £900 Per Month
Deposit - £1,035



PORCH
3.58 x 1.22 (11'8" x 4'0")

ENTRANCE HALL

LIVING ROOM
5.13 x 3.37 (16'9" x 11'0")

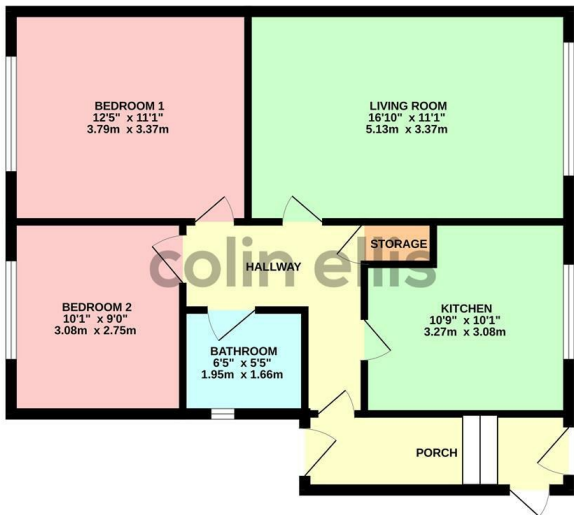
KITCHEN
3.27 x 3.07 (10'8" x 10'0")

BEDROOM ONE
3.79 x 3.37 (12'5" x 11'0")

BEDROOM TWO
2.56 x 3.08 (8'4" x 10'1")

BATHROOM
1.95 x 1.66 (6'4" x 5'5")

GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.

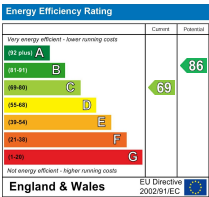


TOTAL FLOOR AREA - 674 sq.ft. (62.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing, the agent does not accept any liability for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. It is not to be relied upon for any purpose other than that for which it is intended. The agent does not warrant or guarantee the accuracy of the foregoing.

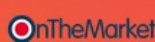


Trinity Gardens - 18683142
Council Tax Band - B
Length of Tenancy - Please contact office for further information

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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