

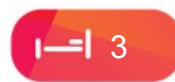


**colin ellis**  
your trusted property experts

**Murchison Street,  
Scarborough, YO12 7RW**

This three bedroom terraced home is conveniently located for Scarborough town centre and the North Bay beach. There are two reception rooms and an rear yard and is in good condition throughout. Viewing is highly recommended and the property is available immediately.

**Rent - £795 PCM  
Deposit - £915**





### ENTRANCE HALL

uPVC double glazed front door leading to entrance hall, radiator and stairs to first floor.

### LIVING ROOM

4.22 x 3.04 (13'10" x 10'0")

uPVC double glazed bay window, feature fire place, ceiling light, radiator.

### DINING ROOM

4.04 x 3.06 (13'3" x 10'0")

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

### KITCHEN

3.17 x 1.81 (10'5" x 5'11")

uPVC double glazed window and uPVC double glazed door leading to yard, fitted kitchen with range of cupboards and drawers, space for oven and cooker, space for fridge/freezer, extractor fan, space for dish washer and ceiling lights.

### UTILITY ROOM

Space for washing machine.

### FIRST FLOOR LANDING

Ceiling light and radiator.

### BEDROOM ONE

3.10 x 3.42 (10'2" x 11'3")

uPVC double glazed window, fitted wardrobe, radiator and ceiling light.

### BEDROOM TWO

2.23 x 2.31 (7'4" x 7'7")

uPVC double glazed window, radiator and ceiling light.

### BATHROOM

2.29 x 1.68 (7'6" x 5'6")

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

### SECOND FLOOR LANDING

Eave storage, ceiling light and skylight.

### BEDROOM THREE

3.67 x 3.41 (12'0" x 11'2")

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

### YARD

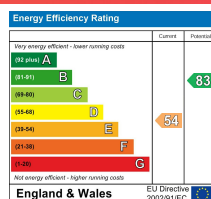


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**Murchison Street - 18008599**  
**Council Tax Band - A**  
**Length of Tenancy - Please contact office for further information**

**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.



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