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Castlegate, Scarborough, YO13 9EJ

Detached bungalow in lovely order and will particularly appeal to couples and mature people. Outside there is a driveway leading to two garden areas, patio area which leads down to the river. The front parking area is gravelled. To the rear is a large paved area for seating. The bungalow also benefits from gas central heating. Viewing highly recommended.

Rent - £900 PCM
Deposit - £1,000



ENTRANCE

Front door to hallway, storage area, cupboards, loft hatch.

LIVING ROOM

3.96m x 3.05m (13 x 10)

Good sized living area, newly decorated with patio doors overlooking the garden and river.

KITCHEN

4.27m x 3.05m (14 x 10)

Cottage style kitchen in white with wood work tops, laminate flooring, integrated cooker and hob, gas boiler. Door leading to driveway and garden.

BEDROOM ONE

3.96m x 4.27m (13 x 14)

Double bedroom, new carpets and door.

BEDROOM TWO

3.35m x 2.74m (11 x 9)

Double bedroom, new carpets and door.

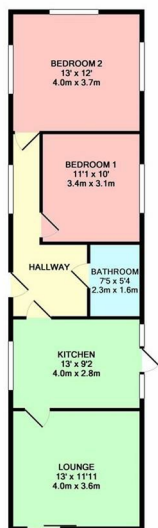
BATHROOM

2.74m x 1.83m (9 x 6)

Three piece white suite with shower over bath, glass shower screen, downlights.

LOCATION

When entering East Ayton from Racecourse Road, go over the mini roundabout and continue on the A170 Pickering Road. Before the bridge, turn right behind the old chapel.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 102718



Castlegate - 18010552

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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(91-100) A		
(81-90) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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