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your trusted property experts

**Combine Way,  
Scarborough, YO11 3FS**

**Rent - £980 PCM  
Deposit - £1,100**

This three-bedroom newly decorated semi-detached house is perfect for a variety of applicants. The property comprises a lounge, downstairs W.C, sizeable kitchen/diner three bedrooms, one with en-suite and a family bathroom. Outside is a driveway to the rear and lawned rear garden. NO PETS





FULL DESCRIPTION

This three-bedroom semi-detached house is perfect for a variety of applicants. The property comprises a hallway leading to living room, downstairs W.C and sizeable kitchen/diner. Upstairs are two double bedrooms one having en-suite, one single room and bathroom with new three-piece white suite. Outside is a driveway to the rear and lawned rear garden. The property also benefits from gas central heating and uPVC double glazing. NO PETS

RENT / FEES

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Deposit £1,100

ENTRANCE

Hallway, door to lounge, stairs to first floor landing.

LIVING ROOM

4.22 x 4.04 (13'10" x 13'3")

Good sized living area with neutral décor, uPVC double glazed window overlooking the front, radiator, ceiling light and television point.

KITCHEN DINER

4.42 x 3.02 (14'6" x 9'11")

Open plan kitchen/diner with patio doors leading to rear garden, white base and wall units with grey worktops, integrated stainless steel electric oven with gas hob, extractor, integrated washing machine, dishwasher, fridge freezer, storage cupboard, radiator, ceiling light, uPVC double glazed window and patio doors to rear.

WC

Low flush WC and hand basin in white, with tiled splashback and ceiling light.

BEDROOM ONE

3.66 x 3.38 (12'0" x 11'1")

Front facing bedroom with neutral décor, radiator, uPVC double glazed window and ceiling light.

EN-SUITE

Shower cubicle, low flush WC, hand basin, uPVC double glazed window and extractor fan.

BEDROOM TWO

3.2 x 2.59 (10'6" x 8'6")

Neutral décor, ceiling light and uPVC double glazed window overlooking the rear.

BEDROOM THREE

2.31 x 1.83 (7'7" x 6'0")

Neutral décor, ceiling light and uPVC double glazed window overlooking the rear.

BATHROOM

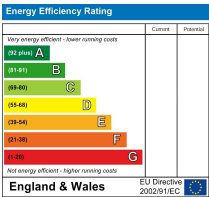
Three piece suite in white with radiator, extractor, ceiling light and uPVC double glazed window overlooking the side.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of plans, volumes, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for general guidance only and should be used in conjunction with a professional surveyor. The accuracy, reliability and appropriateness of the information has been verified and is guaranteed. Made with Scanlon 10/22

Combine Way - 18021200  
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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