

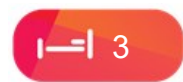


colin ellis
your trusted property experts

Abbots Garth,
Scarborough, YO12 4QN

Located on a quiet cul de sac in the sought after village of SEAMER this THREE BEDROOM SEMI DETACHED house comes with a GARAGE and OFF STREET PARKING. The property has a kitchen diner, MODERN BATHROOM and low maintenance rear garden and is located close to local shops, amenities and a great local school. Viewing is highly recommended.

Rent - £975 PCM
Deposit - £1,100



ENTRANCE HALL

LIVING ROOM

4.70 x 3.66 (15'5" x 12'0")

KITCHEN/DINER

5.61 x 2.93 (18'5" x 9'7")

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

3.69 x 3.20 (12'1" x 10'6")

BEDROOM TWO

4.02 x 2.86 (13'2" x 9'5")

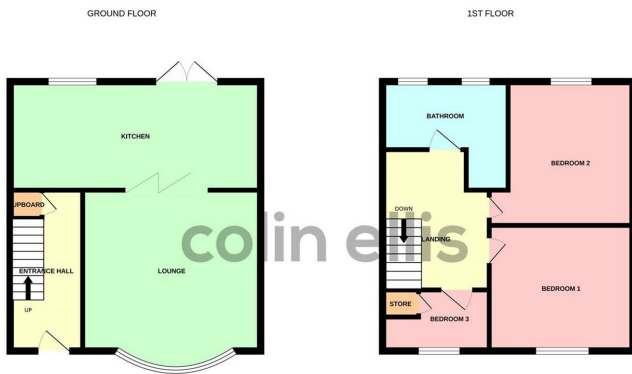
BEDROOM THREE

2.31 x 2.60 (7'7" x 8'6")

BATHROOM

2.59 x 2.96 (8'6" x 9'9")

OUTSIDE SPACE



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, rooms 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 as a guide only. The prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given regarding their condition.

Abbots Garth - 18008773
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		Current	Potential
Every energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		85
(69-80)	C		
(55-68)	D	67	
(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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