



colin ellis
your trusted property experts

**Wreyfield Drive,
Scarborough, YO12 6NP**

**Rent - £900 Per Month
Deposit - £1,000**

Colin Ellis welcome to the market a THREE bedroom property located on the NORTHSIDE of Scarborough. This MODERN and WELL PRESENTED property offers a DUAL ASPECT lounge, KITCHEN/DINER, three piece bathroom suite and a front and rear GARDEN.



DESCRIPTION

Briefly comprising of an entrance hall, dual aspect lounge, dual aspect kitchen/diner on the ground floor. The first floor offers three bedrooms and a three piece bathroom suite. Outside the front benefits from a front garden and the rear offers an enclosed rear garden.

Situated in the North of Scarborough it is within walking distance of all local amenities and transport links while having the benefit of being in the catchment area for many local schools along with being close to Scarborough Hospital.

ENTRANCE HALL

Power points and uPVC double glazed window and door.

LOUNGE

5.4 x 3.2 (17'8" x 10'5")

Double radiator, uPVC double glazed windows and power points, Log burner

KITCHEN/DINER

5.4 x 4.0 (17'8" x 13'1")

Base, wall and drawer units, work top, space for oven, hob, fridge, freezer, washing machine, extractor hood, sink/drain unit, mixer tap, uPVC double glazed window, double radiator and power points.

LANDING

Double radiator, power points and uPVC double glazed window.

BEDROOM ONE

3.6 x 3.0 (11'9" x 9'10")

Double radiator, uPVC double glazed window and power points.

BEDROOM TWO

3.2 x 2.9 (10'5" x 9'6")

Double radiator, uPVC double glazed window and power points.

BEDROOM THREE

2.2 x 2.0 (7'2" x 6'6")

Built in cupboard, uPVC double glazed window and power points.

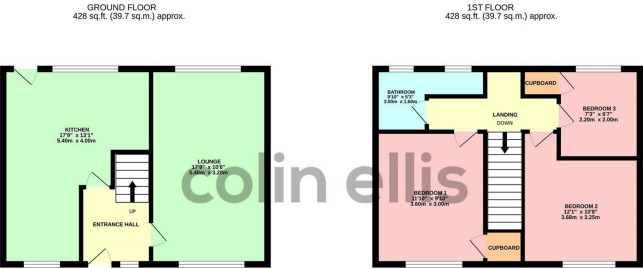
BATHROOM

3.0 x 1.6 (9'10" x 5'2")

Panel bath, basin with vanity, low flush wc, shower over bath, uPVC double glazed window and ladder radiator.

OUTSIDE

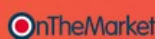
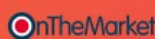
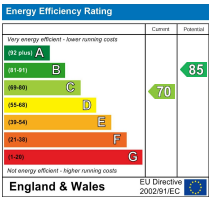
Front and rear lawn.



TOTAL FLOOR AREA : 855 sq.ft. (79.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, window, 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 for any prospective purchase. The services, systems and equipment shown here are shown as such and no guarantee as to their quantity or efficiency can be given.
Made with Blueprints 12/2024

Wreyfield Drive - 18676309
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.



Tel: 01723 363565
E-mail: info@colinellis.co.uk

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