



# colin ellis

your trusted property experts

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

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.

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



## 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/drainer 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.



Whilst every effort has been made to ensure the accuracy of these floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. These floor plans are for guidance only and should not be relied upon by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. No responsibility is accepted for any inaccuracies.

Energy Efficiency Rating		
	Current	Planned
Very energy efficient - lower running costs		
(92 plus) A		
(81-90) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		85

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.



Zoopla rightmove



Tel: 01723 363565

E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES  
LETTINGS CHARTERED SURVEYOR

See all our properties online  
[www.colinellis.co.uk](http://www.colinellis.co.uk)