



colin ellis
your trusted property experts

The Copse,
Scarborough, YO12 5HG

Rent - £900 Per Month
Deposit - £1,038

Colin Ellis welcome to the market a TWO bedroom property located on the NORTHSIDE of Scarborough. This MODERN and WELL PRESENTED property offers a lounge, dining room, NEWLY FITTED kitchen and bathroom suite, with a front and rear GARDEN and garage for storage.



PORCH

Composite front door, uPVC double glazed window and ceiling light.

LIVING ROOM

4.02 x 3.74 (13'2" x 12'3")

uPVC double glazed window, electric fire with surround, radiator, ceiling light and dado rail.

DINING ROOM

4.02 x 2.60 (13'2" x 8'6")

uPVC double glazed stable door leading to back garden, uPVC double glazed window, radiator and ceiling light.

KITCHEN

4.20 x 2.19 (13'9" x 7'2")

Two uPVC double glazed windows, fitted kitchen with a range of cupboards and draws, composite sink, integrated oven/hob, space for fridge/freezer, radiator, ceiling lights and extractor.

STAIRS TO FIRST FLOOR

Radiator, dado rail, ceiling light and loft access.

BEDROOM ONE

4.02 x 2.69 (13'2" x 8'9")

uPVC double glazed window and ceiling light.

BEDROOM TWO

3.04 x 2.61 (9'11" x 8'6")

uPVC double glazed window, ceiling light and storage cupboard housing boiler.

BATHROOM

1.84 x 1.64 (6'0" x 5'4")

Walk in shower with glass screen, wash hand basin with vanity, w/c, towel rail/radiator, uPVC double glazed window and inset ceiling spotlights.

OUTSIDE

Front - Driveway leading to garage for storage, lawned garden with mature planting and path leading to front door.

Rear - Decking patio with lawn enclosed by fencing.



GROUND FLOOR

1ST FLOOR



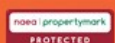
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, ceiling and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser should verify the accuracy of the floorplan and any other details shown on the floorplan as to their accuracy or efficiency can be given. Homecall Message 02020



The Copse - 18682143
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100)	A		
(81-93)	B		85
(69-80)	C	69	
(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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