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Trinity Road, Scarborough, YO11 2TR

Located close to the town centre and the South Bay beach this TWO BEDROOM GROUND FLOOR MAISONETTE over two floors comes FURNISHED and offers large sized spacious rooms and two bathrooms. A stand out feature is a the vaulted ceilings in the main living area. The property is in great order throughout and is ready for immediate occupation. The property also has a large communal garden. Viewing is highly recommended. LANDLORD WOULD CONSIDER UNFURNISHED.

Rent - £900 Per Month
Deposit - £1,035



PROPERTY DESCRIPTION

The property briefly comprises of a communal entrance leading to the apartment door, an entrance hall leading to the main bedroom with en suite bathroom, a second double bedroom and a main bathroom. On the first floor is an open plan kitchen/diner/lounge with vaulted ceilings and large windows.

ENTRANCE HALL

BEDROOM ONE

5.28 x 2.56 (17'3" x 8'4")

ENSUITE

2.46 x 1.24 (8'0" x 4'0")

BEDROOM TWO

6.20 x 1.75 (20'4" x 5'8")

BATHROOM

1.66 x 2.19 (5'5" x 7'2")

STAIRS TO FIRST FLOOR

LIVING ROOM/ KITCHEN

9.75 x 3.77 (31'11" x 12'4")



Trinity Road - 18680043

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
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C		
(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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