

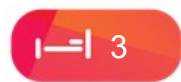


colin ellis
your trusted property experts

Briercliffe,
Scarborough, YO12 6NS

Rent - £920 Per Month
Deposit - £1,000

This well-presented three-bedroom semi-detached family home offers comfortable and spacious living accommodation, complemented by gardens to both the front and rear. Ideal for families, the property provides bright and versatile living spaces, well-proportioned bedrooms, and attractive outdoor areas perfect for relaxing. Conveniently located close to local amenities, schools, and transport links.



HALLWAY
3.68 x 2.10 (12'0" x 6'10")

LIVING ROOM
3.66 x 4.19 (12'0" x 13'8")

DINING ROOM
2.60 x 3.14 (8'6" x 10'3")

SUN ROOM
2.45 x 2.99 (8'0" x 9'9")

KITCHEN
2.64 x 3.17 (8'7" x 10'4")

DOWN STAIRS WC
0.95 x 1.18 (3'1" x 3'10")

BEDROOM 1
3.13 x 3.69 (10'3" x 12'1")

BEDROOM 2
2.63 x 4.09 (8'7" x 13'5")

BEDROOM 3
2.77 x 2.61 (9'1" x 8'6")

BATHROOM
1.71 x 2.17 (5'7" x 7'1")

OUTSIDE FRONT GARDEN
lawned garden

REAR GARDEN
Patio area with lawned garden and flower beds



Briercliffe - 18825418
Council Tax Band - A
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.

