



colin ellis

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South Avenue, Scarborough, YO13 0QD

Located in the highly sought-after village of Scalby, this spacious and well-present four-bedroom detached house offers spacious rooms, ensuite to main bedroom, south facing gardens, double garage and ample parking. The property has easy access to local schools, shops and picturesque countryside and coastline walking routes. Ideal for families or professionals. Viewings is highly recommended.

Rent - £1,600 Per Month
Deposit - £1,845

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ENTRANCE HALL

HALLWAY

LIVING ROOM

4.23 x 5.95 (13'10" x 19'6")

SITTING ROOM

4.13 x 4.51 (13'6" x 14'9")

KITCHEN

7.33 x 3.14 (24'0" x 10'3")

DINING ROOM

3.28 x 3.72 (10'9" x 12'2")

UTILITY ROOM

2.43 x 1.91 (7'11" x 6'3")

W/C

1.84 x 2.13 (6'0" x 6'11")

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

4.24 x 4.50 (13'10" x 14'9")

BEDROOM TWO

4.53 x 3.94 (14'10" x 12'11")

ENSUITE

2.25 x 2.11 (7'4" x 6'11")

BEDROOM THREE

3.27 x 2.93 (10'8" x 9'7")

BEDROOM FOUR

3.12 x 2.72 (10'2" x 8'11")

BATHROOM

2.05 x 2.20 (6'8" x 7'2")

SEPARATE W/C

1.02 x 1.93 (3'4" x 6'3")

GARDENS

DOUBLE GARAGE



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Floor 1



Floor 2

Approximate total area⁽¹⁾
 2285 ft²
 212.2 m²

Reduced headroom
 7 ft²
 0.7 m²

(1) Excluding balconies and terraces

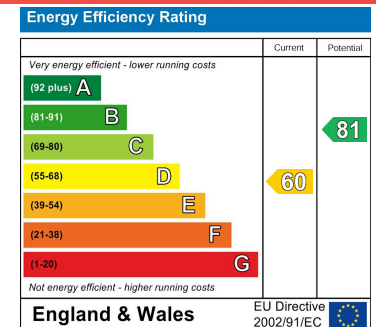
Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

South Avenue - 18692380
Council Tax Band - G

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.



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