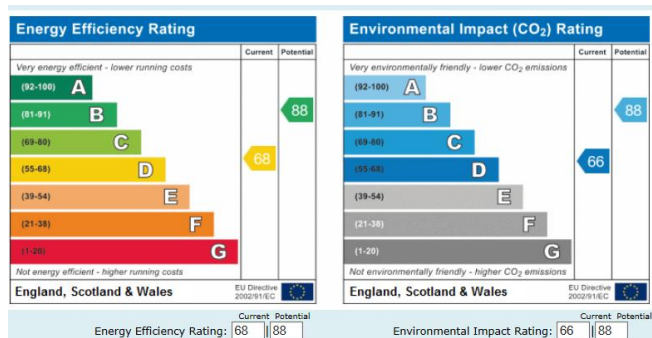




GROUND FLOOR  
APPROX. FLOOR  
AREA 475 SQ.FT.  
(44.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 471 SQ.FT.  
(43.7 SQ.M.)  
TOTAL APPROX. FLOOR AREA 946 SQ.FT. (87.9 S)  
Whilst every attempt has been made to ensure the accuracy of the floor plan content of doors, windows, rooms and any other items are approximate and no responsibility is accepted for any mis-statement. This plan is for illustrative purposes only and should not be relied upon for any other purpose. The services, systems and appliances shown have not been as to their operability or efficiency can be given.  
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**Tipple Underwood**  
Estate Agent

**RENT £575 PCM**  
61 TENNYSON AVENUE, SCARBOROUGH, YO12 7RF

- Well Presented
- Two Double Bedrooms
- Integrated Kitchen Appliances
- Two Reception Rooms

A WELL PRESENTED TWO BEDROOM TOWN TERRACED HOUSE WITH GENEROUS PROPORTIONS, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, MODERN KITCHEN AND BATHROOM, TWO DOUBLE BEDROOMS AND TWO SEPARATE RECEPTION ROOMS.



TIPPLE UNDERWOOD ESTATE  
AGENTS  
3 Coldyhill Lane, Scarborough, North  
Yorkshire, YO12 6SF

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements





Property Description

This unfurnished terraced house when briefly described comprises entrance hall, bay fronted lounge, rear facing dining room, modern kitchen and separate utility area. To the first floor are two double bedrooms, large modern bathroom and further w/c. To the rear of the property is a paved patio garden with store shed.



GROUND FLOOR

- ENTRANCE LOBBY
- HALLWAY
- LOUNGE  
14' x 11' 7" (4.27m x 3.53m) into bay
- DINING ROOM  
12' 2" x 11' 9" (3.71m x 3.58m)
- KITCHEN  
9' 6" x 9' (2.9m x 2.74m)

UTILITY ROOM

FIRST FLOOR

- LANDING
- BEDROOM  
15' x 11' 7" (4.57m x 3.53m) into recess
- BEDROOM  
12' x 9' (3.66m x 2.74m)
- BATHROOM  
10' x 9' (3.05m x 2.74m)

WC

OUTSIDE

- REAR PATIO