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**Beacon Drive,
Scarborough, YO11 3FF**

**Rent - £995 Per Month
Deposit - £1,145**

CALL the office to book in a viewing of this THREE BEDROOM property is located on a developing site on the South side of Scarborough. The property comprises a hallway leading to living room, downstairs W.C and sizable kitchen/diner with INTEGRATED APPLIANCES. Upstairs are two double bedrooms, one single room and bathroom with three-piece white suite. Outside is a driveway to the rear and lawned rear garden. The property also benefits from gas central heating and uPVC double glazing.



ENTRANCE HALL

LIVING ROOM

4.13 x 3.50 (13'6" x 11'5")

KITCHEN/DINER

4.47 x 2.49 (14'7" x 8'2")

DOWNSTAIRS W/C

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

4.48 x 2.93 (14'8" x 9'7")

BEDROOM TWO

3.00 x 2.58 (9'10" x 8'5")

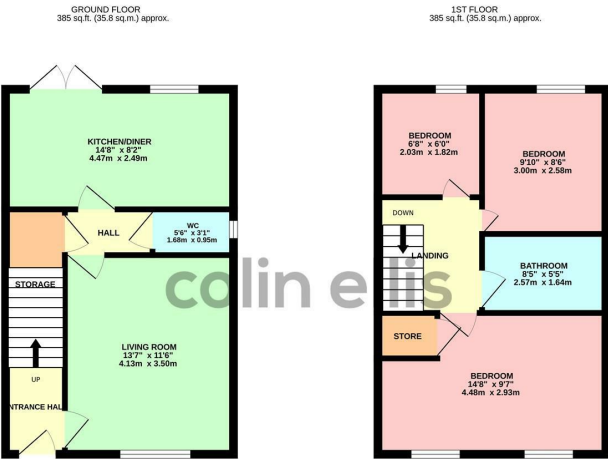
BEDROOM THREE

2.03 x 1.82 (6'7" x 5'11")

BATHROOM

2.57 x 1.64 (8'5" x 5'5")

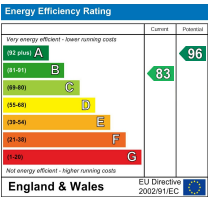
REAR GARDEN



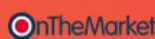
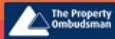
TOTAL FLOOR AREA: 770 sq.ft. (71.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The various options and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
Made valid November 2023

Beacon Drive - 18798099
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.



Tel: 01723 363565
E-mail: info@colinellis.co.uk



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