



# colin ellis

**Manor Road,  
Scarborough, YO12 7RZ**

Located close to Scarborough town centre this large spacious ground floor apartment comes with outdoor space, en suite bathrooms and a large kitchen diner. With Manor Road Park close by and within walking distance to the Hospital this two bedroom apartment is available for immediate occupation.

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

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## VESTIBULE

Two windows.

## ENTRANCE HALL

5.03 x 2.37 (16'6" x 7'9")

Radiator and two wall lights.

## LIVING ROOM

4.49 x 4.77 (14'8" x 15'7")

uPVC double glazed bay window, two radiators, fire surround and wall lights.

## KITCHEN/DINER

6.99 x 2.79 (22'11" x 9'1")

Fitted kitchen with a range of cupboards and drawers. space for slimline dishwasher, cooker, stainless steel sink, extractor fan, two wall lights, ceiling light and space for washing machine and fridge/freezer.

Dining area with uPVC double glazed window and door, ceiling light and radiator.

## CONSERVATORY

3.89 x 1.97 (12'9" x 6'5")

uPVC double glazed window, radiator and two wall lights.

## BEDROOM ONE

4.44 x 3.64 (14'6" x 11'11")

uPVC double glazed bay window, radiator built in wardrobe, built in drawers and vanity unit, ceiling light and wall light.

## BATHROOM ONE

2.67 x 1.84 (8'9" x 6'0")

uPVC double glazed window, ceiling light, walk in shower, w/c hand basin with vanity unit and heated towel rail/radiator.



## HALLWAY

3.59 x 2.24 (11'9" x 7'4")

uPVC double glazed window, four build in storage cupboards, ceiling light and radiator.

## BEDROOM TWO

3.06 x 3.73 (10'0" x 12'2")

uPVC double glazed window, skylight, storage cupboard, ceiling light and wall light.

## BATHROOM TWO

1.79 x 2.34 (5'10" x 7'8")

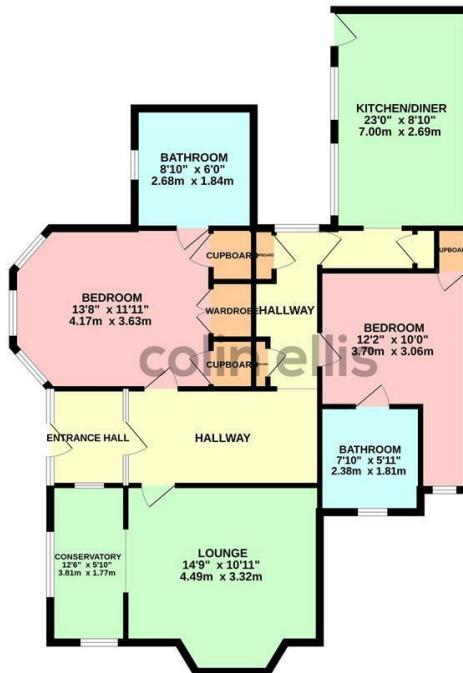
uPVC double glazed window, extractor fan, bath with shower over, w/c, hand basin with vanity unit, inset ceiling spotlights and towel rail/radiator.

## OUTSIDE

To the front is a lawned garden and mature planting with a pathway to the front door.



GROUND FLOOR  
1111 sq.ft. (103.3 sq.m.) approx.



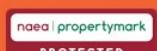
TOTAL FLOOR AREA: 1111 sq ft. (103.3 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the measurements contained herein, measurements of doors, windows, rooms and any other items are approximate. No responsibility can be accepted for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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.

**Manor Road - 18667891**

**Council Tax Band - C**

**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		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D	53	
(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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