



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





## 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 built 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")

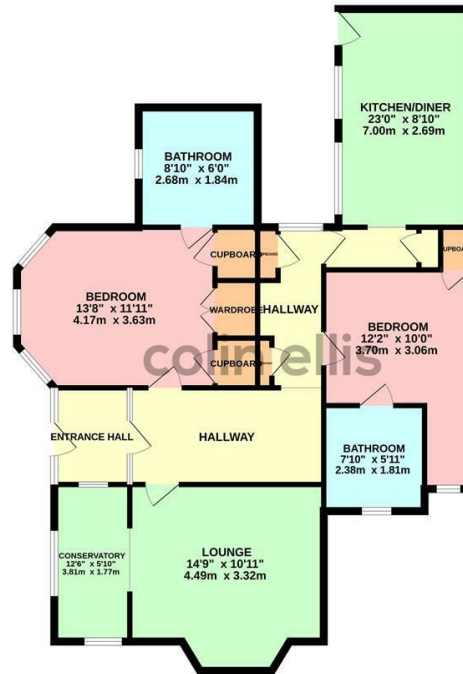
uPVC double glazed window, extractor fan, bath with shower over, w/c, hand basin with vanity unit, inset ceiling spotlights and towel rail/radiator.

## 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.  
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustration purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the information provided by the agent. Measurements are taken to the best of the agent's knowledge and belief.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Manor Road - 18667891  
Council Tax Band - C

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Tel: 01723 363565

E-mail: [info@colinellis.co.uk](mailto:info@colinellis.co.uk)

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