



colin ellis

your trusted property experts

**Murchison Street,
, YO12 7RW**

Situated close to Scarborough TOWN CENTRE and only a short walk to Scarborough Railway Station this TWO BEDROOM MAISONETTE FLAT is NEWLY REFURBISHED and offers GOOD LIVING SPACE throughout. The property has a REAR YARD and is offered in great condition throughout.

**Rent - £650 PCM
Deposit - £750**

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ENTRANCE HALL

uPVC double glazed front door leading to hallway with vestibule area, radiator, ceiling light, stairs to first floor and door to dining room.

DINING ROOM

3.59 x 3.31 (11'9" x 10'10")

Dining room with radiator, ceiling light, coving, uPVC double glazed window, feature mantel piece, under stairs storage cupboard and door to kitchen.

KITCHEN

4.17 x 1.76 (13'8" x 5'9")

Fitted kitchen with beech wood effect cupboards and drawers, stainless steel sink, built in oven, hob and extractor, ceiling light, extractor, radiator, wall mounted boiler, part tiled walls, two uPVC double glazed windows, rear access door to yard and door to dining room.



LANDING

Stairs to first floor landing with uPVC double glazed window, ceiling light and stairs to second floor bedroom.

LIVING ROOM

4.33 x 3.89 (14'2" x 12'9")

Living room with uPVC double glazed bay window, ceiling light, radiator, under stairs storage cupboard and door to landing.



BEDROOM TWO

2.42 x 2.39 (7'11" x 7'10")

Second bedroom with uPVC double glazed window, ceiling light, radiator, built in wardrobe and door to landing.

BATHROOM

2.89 x 1.79 (9'6" x 5'10")

Stairs into bathroom with bath and electric shower over, glass screen, part tiled walls, WC, hand basin, extractor, uPVC double glazed frosted window, ceiling light and door to landing.

BEDROOM ONE

4.77 x 4.08 (15'8" x 13'5")

Large bedroom with skylight, uPVC double glazed window, storage cupboard, ceiling light and stairs to first floor landing.

OUTSIDE

To the rear is a good sized yard with gated access.

LOCATION

Murchison Street is centrally placed close to Scarborough town centre with Scarborough Railway Station only a short walk away and local shops and amenities on your doorstep. The property is also only a short walk to Peasholm Park and Scarborough's North Bay beach.



TOTAL FLOOR AREA: 749 sq ft. (69.6 sq m) approx.
While every care has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate. This plan is for illustrative purposes only and should be used as such. No responsibility can be accepted for any inaccuracies, omissions or misrepresentation. This plan is not a survey and should not be used for any planning purposes. It is the responsibility of the buyer to have a survey carried out by a qualified surveyor.

Energy Efficiency Rating		
	Current	Planned
Very energy efficient - lower running costs		84
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		51
EU Directive 2002/91/EC		

Murchison Street - 18009268

Council Tax Band - A

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.



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