



colin ellis
your trusted property experts

Dean Road,
Scarborough, YO12 7SN

Colin Ellis welcomes to the market a SPACIOUS apartment set CLOSE TO TOWN. This MODERN property offers TWO bedrooms, one with w/c en-suite, kitchen/diner, BAY FRONTED lounge and a three piece family bathroom.

Rent - £695 PCM
Deposit - £800



FULL DESCRIPTION

Briefly comprising of a hallway, with access to the front and rear of the property, kitchen/diner, lounge with bay window, two double bedrooms, one with en-suite w/c and three piece bathroom suite.

Located within town this property has superb access to all amenities and within walking distance of the south bay and marine drive and not too far away are the north side attractions including the Scarborough cricket ground, Alpamare water park, Peasholm Park and Scarborough Castle.

ENTRANCE HALL

Private entrance door leading into flat.

LOUNGE AREA

3.5 x 3.0 (11'6" x 9'10")

uPVC double glazed bay window overlooking the front, double radiator, laminate flooring and power points.

KITCHEN

6.2 x 2.6 (20'4" x 8'6")

Range of cupboard and drawers with wooden worktops, integrated electric oven and hob, space for fridge/freezer, space for washing machine, small cupboard, double radiator, laminate flooring and power points.

BEDROOM ONE

5.0 x 2.5 (16'5" x 8'2")

uPVC double glazed window to the rear, double radiator, laminate flooring and power points.

ENSUITE W/C

1.4 x 0.7 (4'7" x 2'4")

uPVC double glazed window to the rear, w/c and wash hand basin.



GROUND FLOOR
801 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken 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 services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Metropix (02023)

Dean Road - 18008600
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B	79	79
(69-80)	C		
(55-68)	D		
(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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