



colin ellis
your trusted property experts

Russet Grove, Scarborough, YO12 6HS

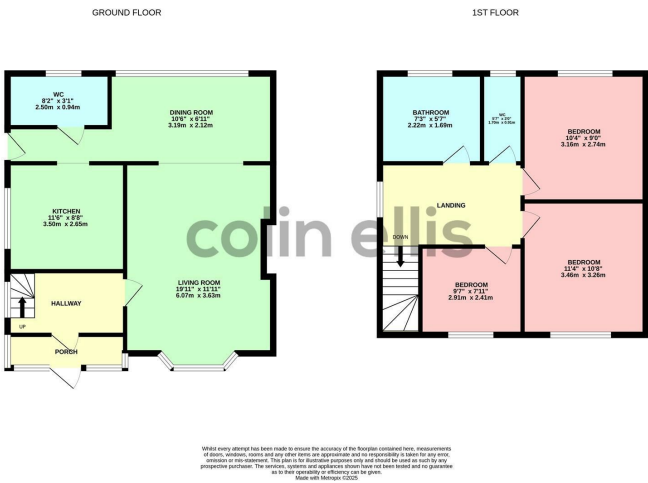
Rent - £1,200 Per Month
Deposit - £1,200

Colin Ellis welcome a well-proportioned three-bedroom semi-detached home on Russet Grove. The property offers a comfortable living space with a generous lounge, separate dining room and a kitchen with space for appliances. Upstairs there are three good-sized bedrooms and a family bathroom.

Outside, the house benefits from off-street parking to the front and an enclosed rear garden, ideal for relaxing or entertaining. The location is very family-friendly, with local schools, shops, GP services and parks all within walking distance. Good transport links and access to broadband further enhance the appeal.

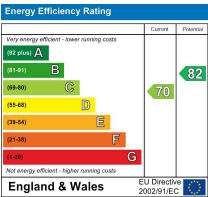


PORCH
ENTRANCE HALL
LIVING ROOM
6.066 x 3.626 (19'10" x 11'10")
DINING ROOM
3.191 x 2.117 (10'5" x 6'11")
KITCHEN
3.497 x 2.650 (11'5" x 8'8")
DOWNSTAIRS W/C
2.495 x 0.942 (8'2" x 3'1")
STAIRS TO FIRST FLOOR LANDING
BEDROOM ONE
3.465 x 3.257 (11'4" x 10'8")
BEDROOM TWO
3.162 x 2.743 (10'4" x 8'11")
BEDROOM THREE
2.914 x 2.040 (9'6" x 6'8")
BATHROOM
2.223 x 1.685 (7'3" x 5'6")
SEPARATE W/C
1.701 x 0.908 (5'6" x 2'11")

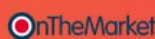


Russet Grove - 18597180
Council Tax Band - C
Length of Tenancy - Please contact office for further information

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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