

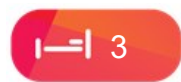


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**Mount Park Avenue,
Scarborough, YO12 5HE**

An impressive elevated three-bedroom semi-detached house in the heart of Scarborough offering stunning views across the town. This good-sized property is close to schools, town and other local amenities as well as also benefiting from gas central heating and uPVC double glazing.

**Rent - £800 PCM
Deposit - £900**



FULL DESCRIPTION

An impressive elevated three-bedroom semi-detached house in the heart of Scarborough offering stunning views across the town. This good-sized property comes with a large lounge diner and separate kitchen as well as two double bedrooms, one single bedroom and family bathroom. To the front of the property are steps leading to the front door with a garden to the rear with patio area. This house is close to schools, town and other local amenities as well as also benefiting from gas central heating and uPVC double glazing.

LOCATION

From Scarborough Railway Station turn left and proceed toward Falsgrave. Take a right onto Mount Park Road and then a left onto Mount Park Avenue.

FEES / RENT

Rent: £800 pcm
Deposit: £900

ENTRANCE

Double glazed door to entrance hall leading to stairs, kitchen and lounge/diner. Neutral décor with cream carpets. Storage and large radiator.

LOUNGE/DINER

Large uPVC double glazed bay window to front, cream carpets and neutral décor. Feature surround fireplace with brick shelving, opening into dining room with French doors out to rear garden.

KITCHEN

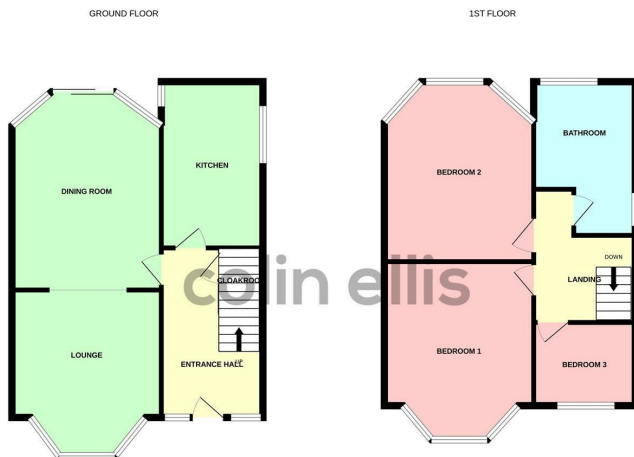
Maple shaker style kitchen units with black work surfaces, uPVC double glazed window above stainless steel sink, combi boiler, radiator, vinyl flooring and plenty of sockets.

BEDROOM ONE

Large bedroom with cream carpet and neutral décor, uPVC double glazed window with stunning views, large built in mirrored wardrobes and good sized radiator.

BEDROOM TWO

Good sized bedroom, brown carpet and neutral décor with storage cupboard and large radiator.



Whilst every effort has been made to ensure the accuracy of the foregoing contained here, measurements of plots, fixtures, fittings and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information 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 is given for their operation or efficiency over the years.
Made with Blueprints 12/2022

Mount Park Avenue - 18021356

Council Tax Band - B

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		
Very energy efficient - lower running costs	Current	Potential
(91-100) A		
(81-90) B		
(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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