

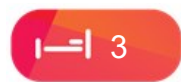


colin ellis
your trusted property experts

Moorland Road,
Scarborough, YO12 7RB

Rent - £925 Per Month
Deposit - £1,060

Located within walking distance to Scarborough Town Centre this three bedroom mid terrace home comes a garage. The property has light and spacious rooms as well as some original features and a handy loft room. Moorland Road is also close to Peasholm Park and the North Bay Beach. Viewing is highly recommended.



ENTRANCE

HALLWAY

DINING ROOM

3.68 x 3.70 (12'0" x 12'1")

LIVING ROOM

3.60 x 4.03 (11'9" x 13'2")

KITCHEN

3.64 x 2.70 (11'11" x 8'10")

REAR YARD

FIRST FLOOR LANDING

BEDROOM ONE

4.62 x 3.38 (15'1" x 11'1")

BEDROOM TWO

3.72 x 2.48 (12'2" x 8'1")

BEDROOM THREE

2.69 x 2.18 (8'9" x 7'1")

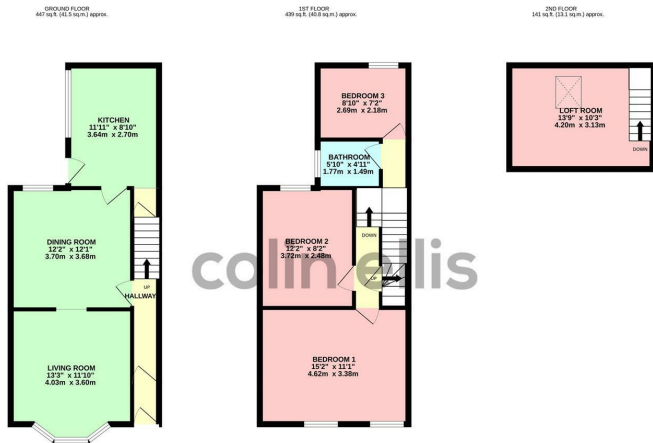
BATHROOM

1.77 x 1.49 (5'9" x 4'10")

STAIRS TO LOFT ROOM

LOFT ROOM

4.20 x 3.13 (13'9" x 10'3")



TOTAL FLOOR AREA - 1027 sq. ft. (95.4 sq. m.) approx.
 While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of areas, sections, elevations and any other items 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 various systems and appliances shown have not been tested and no guarantee is given for their condition or reliability. Made with Hektapek E2025.

Moorland Road - 18802970
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		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		86
(69-80)	C		
(55-68)	D		64
(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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