

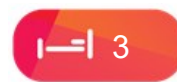


**colin ellis**  
your trusted property experts

**Trinity Road,**  
**Scarborough, YO11 2TA**

Located close to the town centre and the South Bay beach this THREE BEDROOM GROUND FLOOR MAISONETTE offers an private outside courtyard, large sized rooms and two bathrooms. The property is in great order throughout and is ready for immediate occupation. Viewing is highly recommended. NO PETS

**Rent - £800 PCM**  
**Deposit - £923**



## COMMUNAL ENTRANCE

### LOUNGE

4.71 x 5.83 (15'5" x 19'1")

Secondary glazed windows, gas fire with surround, radiators and ceiling lights.

### DINING AREA

4.60 x 3.45 (15'1" x 11'3")

uPVC double glazed window, two radiators, two ceiling lights and stairs to first floor

### KITCHEN

2.20 x 3.42 (7'2" x 11'2")

Two uPVC double glazed window, fitted kitchen with a range of cupboards and drawers, stainless steel sink, space for under the counter fridge/freezer, oven (gifted to tenant), and extractor.

### UTILITY

2.89 x 2.49 (9'5" x 8'2")

uPVC double glazed window, fitted units, stainless steel sink, space for washing machine and dishwasher, wall mounted boiler, radiators, composite door with access to rear courtyard.

### DOWNSTAIRS SHOWER ROOM

2.44 x 1.35 (8'0" x 4'5")

uPVC double glazed frosted window, walk in shower, w/c, wash hand basin and ceiling spotlights.

### STAIRS TO FIRST FLOOR LANDING

Loft access, radiator and ceiling lights.

### BEDROOM ONE

3.78 x 4.05 (12'4" x 13'3")

uPVC double glazed bay window, picture rail, radiator and ceiling lights.

### BEDROOM TWO

4.85 x 2.27 (15'10" x 7'5")

Two sash window, picture rail, radiator and ceiling light.

### BEDROOM THREE

3.94 x 2.09 (12'11" x 6'10")

Sash window, built in wardrobe, picture rail, radiator and ceiling light.

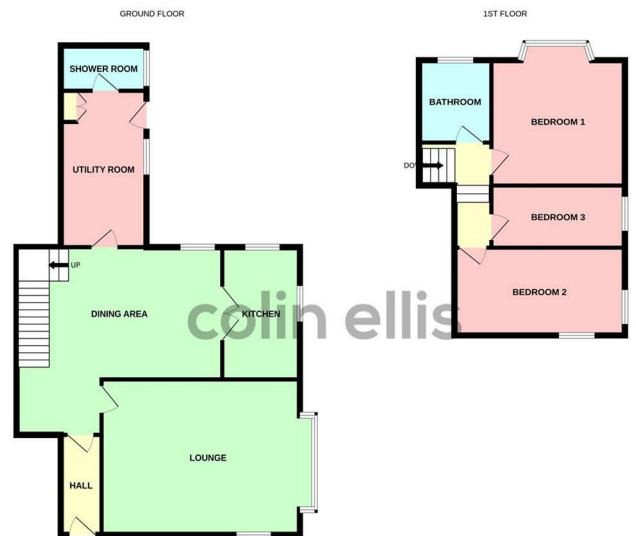
### BATHROOM

2.42 x 2.03 (7'11" x 6'7")

uPVC double glazed frosted window, shower over bath, glass screen, storage cupboard, w/c, wash hand basin, radiator, extractor fan and ceiling spotlights.

### PRIVATE COURTYARD

Access via the front and rear and shed storage.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, fixtures, fittings and appliances are not guaranteed to be exact and are for information only. The plan is for illustrative purposes only and should not be used as a basis for prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency on the date.



**Trinity Road - 18009914**  
**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			
(91-95)	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		63	73



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