

# Colin Ellis

property services

**MANOR ROAD  
TOWN YO12 7RT**

**£575 p.c.m.**



This purpose built two bed, ground floor flat offers generous sized rooms with two large bedrooms. Currently in the process of being refurbished, the property will be fitted with new kitchen, bathroom and carpets. The property is convenient for Peasholm Park, North Bay and town. Benefitting from uPVC double glazing, gas central heating throughout and will offer high-quality living upon refurbishment.

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# Manor Road - Property Number 110634

## GENERAL

- Unfurnished
- No pets

## FEES / RENT

£550 p.c.m. £650 Deposit.

## REFERENCING TO APPLY

The fee is £100 per adult.

## LOCATION

From Scarborough Railway Station, proceed up Westborough. Turn right onto Victoria Road then left onto Roscoe Street, continue onto Wykeham Street turning right onto Manor Road.

## ENTRANCE

Double glazed door to hall, storage cupboard, leading to all rooms.

## BEDROOM

Good sized bedroom which would accommodate a king-sized bed, uPVC double glazed window.

## LIVING ROOM

Large living room, uPVC double glazed window and radiator.

## BEDROOM 2

Large bedroom with storage cupboard, uPVC double glazed window, gas central heating.

## KITCHEN

Brand new kitchen being fitted.

## BATHROOM

Brand new bathroom being fitted.

## COMMUNAL GARDENS

Access shared between both flats.

## EPC RATING: C

## RESIDENTIAL 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.

