



colin ellis

**Franklin Street,
Scarborough, YO12 7JU**

Situated very close to Scarborough TOWN CENTRE and only a short walk to Peasholm Park and the North Bay beach this TWO BEDROOM TERRACED HOUSE is finished to a HIGH STANDARD and offers TWO RECEPTION ROOMS, MODERN BATHROOM and GENEROUS SIZE BEDROOMS as well as an OCCASIONAL ROOM in the loft space.

To Let £700 pcm





PROPERTY DESCRIPTION

Situated very close to Scarborough town centre and only a short walk to Peasholm Park and the North Bay beach this two bedroom terraced house is finished to a high standard and offers two reception rooms, modern bathroom and generous size bedrooms as well as an occasional room in the loft space. The property briefly comprises of an entrance hall with stairs to first floor and door leading into the open plan dining room and living room. The living room has a bay window and log burner and the dining room has a window overlooking the rear south facing yard. The kitchen is modern in design and has some built in appliances and a side access door to the yard. On the first floor is a large main bedroom with built in storage, the second bedroom has views over the rear and the modern bathroom has a roll top bath and separate walk in shower. There are stairs to a second floor with an occasional room and storage. To the rear is a south facing yard with access to the rear alley.

LOCATION

The property is located on Franklin Street which is very close to Scarborough town centre, bus connections and a short walk to Scarborough Railway Station. Peasholm Park and the North Bay beach are only a short distance and a convenience store is located at the bottom of the street.

ENTRANCE HALL

Front door into vestibule and further door into entrance hall with radiator, ceiling light, stairs to first floor and door into dining room.

LIVING ROOM

12' 10" x 10' 9" (3.92m x 3.28m)

Living room with bay window and uPVC double glazing, radiator, coving, log burner, ceiling light and opening to dining room.

DINING ROOM

11' 10" x 9' 3" (3.62m x 2.83m)

Dining room with uPVC double glazed window, understairs storage, radiator, ceiling light, door to hallway and opening to living room.





KITCHEN

11' 5" x 7' 1" (3.49m x 2.18m)

Fitted modern kitchen with integrated double oven, fridge freezer, dishwasher, gas hob and extractor, space for washing machine, stainless steel sink, tiled splashback, ceiling light, two uPVC double glazed windows, side access door to rear yard and opening to dining room.



LANDING

Stairs to first floor landing with ceiling light and stairs to second floor.



BEDROOM ONE

12' 10" x 11' 0" (3.92m x 3.37m)

Main bedroom with two uPVC double glazed windows, storage cupboard, ceiling light and door to landing.



BEDROOM TWO

11' 10" x 8' 4" (3.61m x 2.56m)

Second bedroom with uPVC double glazed window, ceiling light, storage cupboard, radiator and door to landing.

BATHROOM

12' 5" x 7' 1" (3.81m x 2.17m)

Bathroom with roll top bath, walk in shower, hand basin, WC, part tiled walls, ceiling light, radiator, uPVC double glazed frosted window and door to landing.



OCCASIONAL ROOM

10' 5" x 9' 8" (3.20m x 2.95m)

Occasional room with double glazed Dormer window, radiator, eaves storage, inset ceiling spotlights and door to stairs.



OUTSIDE

To the front is a courtyard entrance with mature planting. To the rear is a south facing yard with access gate, storage and door to kitchen.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE

Rent: £700pcm

Deposit: £800

Available: April 2022

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Franklin Street - Reference Number: 11570

Council Tax Band: Band B

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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