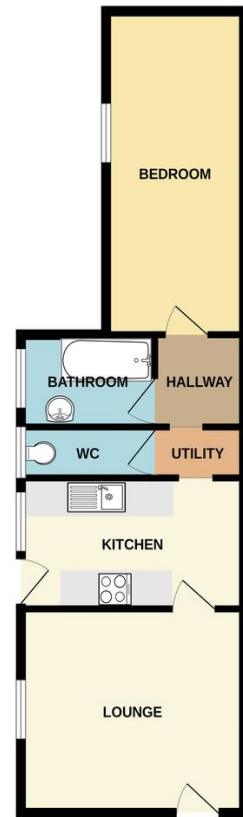


GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 505 sq.ft. (46.9 sq.m.) approx.  
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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with MetreX 02024



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



**RENT £725 PCM**

FLAT 2, 76 COLUMBUS RAVINE, SCARBOROUGH, YO12 7QU

- Renovated And Modernised
  - Large Bedroom
  - Modern Kitchen And Bathroom
  - Off Street Parking
- A RANGE OF FIVE UNFURNISHED ONE BEDROOM APARTMENTS UPGRADED AND PRESENTED TO A SUPERB STANDARD THROUGHOUT IN THIS POPULAR LOCATION.



TIPPLE UNDERWOOD ESTATE AGENTS  
3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

CONTACT  
www.tippleunderwood.co.uk  
01723 350299  
mail@tippleunderwood.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



HALLWAY

LOUNGE

12' 8" x 11' 5" (3.86m x 3.48m)

KITCHEN

13' 3" x 7' 4" (4.04m x 2.24m)

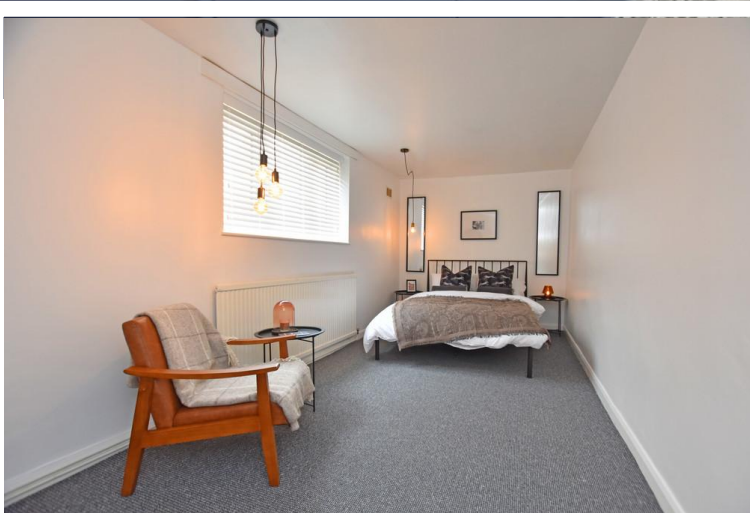
UTILITY AREA

BEDROOM

18' 2" x 8' 3" (5.54m x 2.51m)

BATHROOM

WC



### Property Description

This ground floor apartment when briefly described comprises, hall, well appointed lounge, separate kitchen, large double bedroom, w/c and bathroom. To the outside of the property is an enclosed yard with off street parking. THIS PROPERTY IS LET UNDER AN ASSURED SHORT HOLD TENANCY AGREEMENT AND THE MINIMUM TERM OF OCCUPANCY EITHER SIX OR TWELVE MONTHS. APPLICATIONS, FOR TENANTS (OVER 18) AND GUARANTORS ARE ALL SUBJECT TO CREDIT REFERENCING. DEPOSIT REQUIRED IS EQUIVALENT TO FIVE WEEKS RENT.

