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your trusted property experts

**Westbourne Grove,**  
Scarborough, YO11 2DL

Located in the South Cliff area of Scarborough this first floor studio flat comes with bedroom/living room, kitchen and shower room. Conveniently located for local shops and the town centre this flat is available for immediate occupation. Viewing is highly recommended.

**Rent - £425 PCM**  
**Deposit - £490**



## ENTRANCE HALL

Ceiling light.

## LOUNGE/BEDROOM

4.28 x 3.94 (14'0" x 12'11")

Electric fire, ceiling light, storage cupboard and coving.

## KITCHEN

2.29 x 2.40 (7'6" x 7'10")

Fitted kitchen with a range of base and wall cupboards, stainless steel sink, space of electric over/hob, space for washing machine, space for fridge/freezer, electric wall heater and ceiling lights.

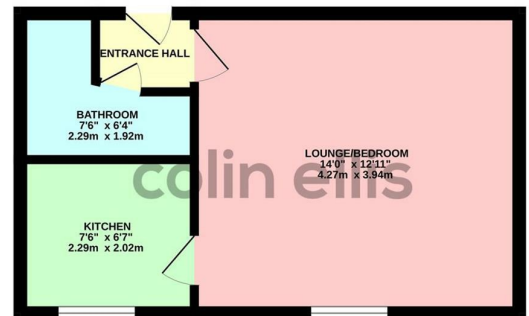
## BATHROOM

2.28 x 1.36 (7'5" x 4'5")

Shower cubical with electric shower, w/c, wash hand basin, ceiling light and wall heater.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The services, options and approach routes have not been tested and no guarantee is made with regards to them.

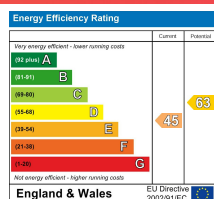
Westbourne Grove - 18009230

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.



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