



colin ellis
your trusted property experts

Victoria Road,
Scarborough, YO11 1SB

Rent - £520 Per Month
Deposit - £500

A SINGLE ROOM is available in this SHARED FLAT. CONVENIENTLY LOCATED for the town centre and public transport. The flat offers FREE WI-FI, a communal LIVING ROOM, communal KITCHEN and communal BATHROOM. The private bedroom is furnished. Rent includes water, electric and gas bills, TV license and council tax. OVER 25'S, NO PETS. NO CHILDREN. NO SMOKERS.



FULL DESCRIPTION

Located close to town and Scarborough Railway Station this newly refurbished house of multiple occupancy is spacious throughout decorated modern and is in great condition throughout. This room is a sperate one bedroom room with window. There is access to the communal lounge, bathroom and the kitchen which is modern in design. Viewing is highly recommended.

COMMUNAL LIVING AREA

4.20 x 4.43 (13'9" x 14'6")

uPVC double glazed window, two radiators, ceiling spotlight and coving.

COMMUNAL KITCHEN

3.91 x 2.45 (12'10" x 8'0")

uPVC double glazed window, built in oven, electric hob, extractor, range of cupboards and drawers, fridge freezer, washing machine, stainless steel sink and radiator.

COMMUNAL BATHROOM

2.47 x 3.91 (8'1" x 12'10")

uPVC double glazed frosted window, four piece suite consisting of; shower cubical with mains operated shower, bath, wash hand basin and low flush w/c. Extractor fan and radiator.

BEDROOM

4.18 x 3.30 (13'9" x 10'10")

Skylight and radiator.



Victoria Road - 18008981

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			
(91-100)	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 EU Directive 2002/91/EC



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