

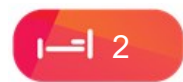


**colin ellis**  
your trusted property experts

**West Park Terrace,**  
Scarborough, YO12 5BD

This two bedroom top floor flat has been recently renovated and is located close to local amenities and the town centre. NO PETS

**Rent - £525 PCM**  
**Deposit - £605**



## FULL DESCRIPTION

This two bedroom top floor flat has been recently renovated and is located close to local amenities and the town centre.

## LOCATION

From Scarborough Railway Station, proceed onto Westborough leading onto Falsgrave Road. At main traffic lights proceed straight ahead with West Park Terrace situated on the left.

## HALLWAY

Recently decorated with new carpet, having intercom, small storage area and radiator.

## LOUNGE/KITCHEN/DINER

4.4 x 3.6 (14'5" x 11'10")

Recently decorated with new carpet/lino. Fitted kitchen with space for washing machine and oven, stainless steel sink, BT Point and radiator.

## BATHROOM

1.6 x 2 (5'3" x 6'7")

White three piece suite with shower over bath, shower screen and new lino.

## BEDROOM ONE

2.6 x 3.2 (8'6" x 10'6")

Recently decorated with new carpets, window and radiator.

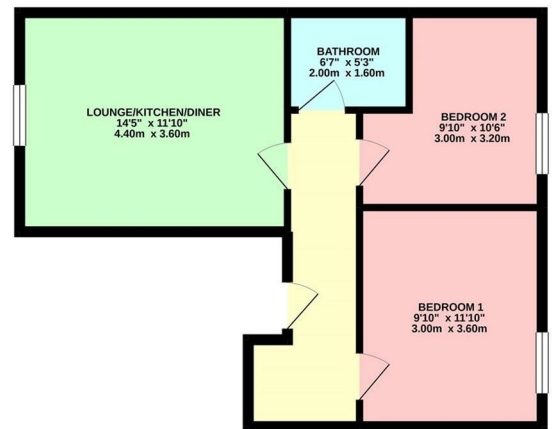
## BEDROOM TWO

3.6 x 3 (11'10" x 9'10")

Recently decorated with new carpets, window and radiator.



GROUND FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA - 486 sq.ft. (45.2 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, measurements of floor, ceiling, walls and other areas have not been taken and are not intended to be used for any purpose other than as a guide only. The plan is for illustrative purposes only and should not be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency at the time.  
Made with Metagen 12012

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-95) <b>A</b>			
(81-90) <b>B</b>		74	75
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
1-20 <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

West Park Terrace - 18021130

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.



Tel: 01723 363565  
E-mail: info@colinellis.co.uk

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