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King Street,
Scarborough, YO11 1ND

Located in Scarborough town centre this two bedroom top floor flat has recently undergone redecoration throughout and is ready for immediate occupation. Conveniently located for the town centre and the Railway Station this two bedroom flat is highly recommended for early viewing.

Rent - £550 PCM
Deposit - £634



ENTRANCE HALL

Door into hallway, ceiling light, window and entry phone.

KITCHEN

2.93 x 2.40 (9'7" x 7'10")

Fitted kitchen with a range of cupboards and doors, built in oven, electric hob, extractor fan, tiled splash back, space for washing machine, fridge and freezer, sash window, electric wall heater, ceiling light and power points.

LIVING ROOM

4.03 x 3.10 (13'2" x 10'2")

Radiator, ceiling light, sash window and power points.

BATHROOM

1.74 x 1.58 (5'8" x 5'2")

Hand basin, wc, shower cubicle, wet wall, ceiling light, extractor fan, uPVC double glazed frosted window, and wall heater.

BEDROOM ONE

4.08 x 2.91 (13'4" x 9'6")

Sash windows, radiator, ceiling light and power points.

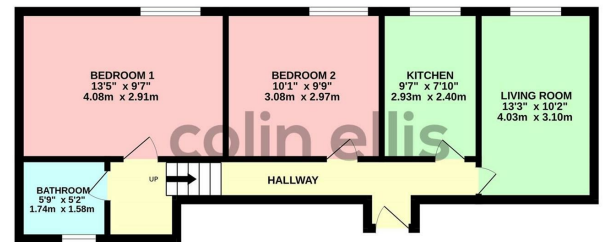
BEDROOM TWO

3.08 x 2.97 (10'1" x 9'8")

Sash window, ceiling light, radiator and power point.



GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 485 sq.ft. (45.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of areas, windows, doors and all other items are approximate and are intended to give a general impression only. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The layout, systems and appliances shown have not been tested and do not guarantee any level of energy efficiency or energy use in green.
Made with Intergo C2024

King Street - 18021333

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			
(91-95)	A		
(81-90)	B		
(61-80)	C		
(51-60)	D		
(31-50)	E	43	
(21-30)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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