



**colin ellis**  
your trusted property experts

## Londesborough Road, , YO12 5AD

A ONE BEDROOM FLAT in a central location. Comprises one double bedroom, kitchen with electric oven and hob, lounge and bathroom. The property is unfurnished with the rent including water. The property also has a washing machine and electric oven, which is the tenant's responsibility. This is a non-smoking property on a long term let, no pets or children allowed.

**Rent - £525 PCM**  
**Deposit - £600**



## FULL DESCRIPTION

A one bedroom flat in a central location. Comprises one double bedroom, kitchen with electric oven and hob, lounge and bathroom. The property is unfurnished with the rent including water. The property also has a washing machine and electric cooker, which is the tenant's responsibility. This is a non-smoking property on a long term let, no pets or children allowed.

## LOCATION

From Scarborough Railway Station proceed up Westborough onto Falsgrave, turn left onto All Saints Road then right onto Londesborough Road.

## ENTRANCE

Having intercom.

## LIVING ROOM

2.9 x 3.9 (9'6" x 12'10")

Good sized living area with bay window, radiator with thermostatic valve, has the benefits of an electric fire, and central heating and a gas wall heater.

## KITCHEN

1.8 x 2.7 (5'11" x 8'10")

A compact kitchen with high and low level wood effect units with door handles, stainless steel sink unit, part tiled walls, ceiling light, vinyl flooring, free standing oven and hob with extractor fan, space for under counter fridge freezer. The boiler for the hot water and central heating is located in the kitchen. Neutral décor.

## BEDROOM

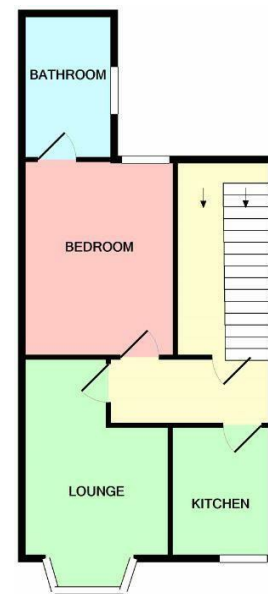
3 x 3.9 (9'10" x 12'10")

Good sized bedroom with built-in storage cupboards, double glazed window, radiator and ceiling light. Leading to the bathroom.

## BATHROOM

1.7 x 2.9 (5'7" x 9'6")

A small bathroom three piece suite, comprising low flush WC, hand basin with under sink storage and bath, part-tiled walls, vinyl flooring, ceiling light, radiator with thermostatic valve, uPVC double glazed window.



1ST FLOOR

Londesborough Road - 18009441

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			
(94-100)	A		
(81-93)	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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