



colin ellis
your trusted property experts

Eastborough,
Scarborough, YO11 1NW

Colin Ellis welcome this one bedroom flat located in the Eastborough area of Scarborough.

Rent - £475 PCM
Deposit - £548



ENTRANCE HALL

Entry phone and cupboard.

LOUNGE

4.7 x 3.1 (15'5" x 10'2")

Single glazed bay window, sea views, radiator, power points and coving.

KITCHEN

2.9 x 2.0 (9'6" x 6'6")

Range of wall, base and drawer units, sink with mixer tap, window, integrated electric hob and oven, extractor hood, radiator, space for washing machine and power points.

BEDROOM

3.5 x 3.3 (11'5" x 10'9")

Built in cupboard, shower with power, basin with pedestal, radiator and window.

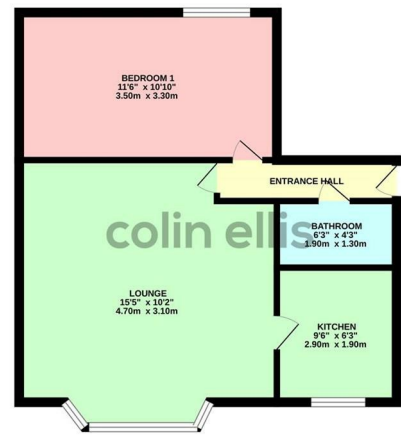
BATHROOM

1.9 x 1.3 (6'2" x 4'3")

Panel bath, low level wc, shower over bath and radiator.



GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA - 492 sq.ft. (45.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of actual spaces should be taken upon the appropriate date of responsibility to form the basis of any decision on investment. The actual layout and dimensions shown here are based on the best available information and are not necessarily reflective of the actual situation. Made with SketchUp 2024.

Eastborough - 18009159

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			
A			
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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

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