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your trusted property experts

**Newborough,**  
**Scarborough, YO11 1NA**

Only a short walk to Scarborough town centre and the seafront this two bedroom second floor flat benefits from recent redecoration and has two spacious bedrooms, a large living room and a great sized kitchen. The flat is available for immediate occupation and viewing is highly recommended.

**Rent - £650 PCM**  
**Deposit - £750**



## ENTRANCE HALL

Door entry phone system, storage cupboard and ceiling light.

## LIVING ROOM

6.12 x 3.64 (20'0" x 11'11")

Double glazed sash window, two wall lights, fire surround and electric wall heater.

## KITCHEN

3.63 x 3.33 (11'10" x 10'11")

uPVC double glazed window, fitted kitchen with a range of cupboards and drawers, integrated electric cooker, electric hob and stainless-steel extractor and stainless steel sink, electric wall heater and ceiling light.

## BEDROOM ONE

4.88 x 3.44 (16'0" x 11'3")

Double glazed sash window, two wall lights, electric wall heater and built in wardrobe

## BEDROOM TWO

4.80 x 2.48 (15'8" x 8'1")

uPVC double glazed window, electric wall heater, ceiling light and airing cupboard.

## BATHROOM

2.18 x 1.67 (7'1" x 5'5")

uPVC double glazed frosted window, bath with shower over, wash hand basin, w/c, ceiling light, extractor and electric wall heater,



SECOND FLOOR



**Newborough - 18021343**  
**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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	58
(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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