

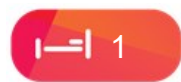


colin ellis
your trusted property experts

Esplanade Crescent, Scarborough, YO11 2XB

Rent - £850 Per Month
Deposit - £980

Located on Esplanade Crescent this delightful grade 2 listed ground floor flat offers a perfect blend of comfort and convenience. The flat benefits from its own private entrance and has original period features including leaded windows, oak floors and panelling, stone mullions and an inglenook fireplace. The property consists of a large living area with beautiful views, a kitchen with ample storage, large bedroom and modern bathroom with a separate w/c. The flat offers easy access to Scarborough's beaches, town centre, and a variety of local amenities. Whether you are looking to enjoy leisurely strolls along the promenade or indulge in the local dining scene, this location has much to offer.



ENTRANCE HALL

HALLWAY

LIVING ROOM
 6.96 x 4.87 (22'10" x 15'11")

KITCHEN
 3.95 x 3.31 (12'11" x 10'10")

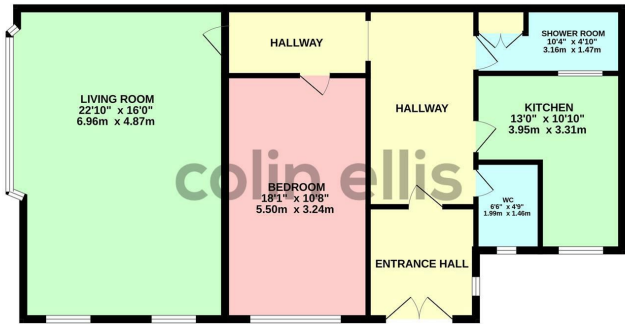
BEDROOM
 5.50 x 3.24 (18'0" x 10'7")

SHOWER ROOM
 3.16 x 1.47 (10'4" x 4'9")

SEPARATE W/C
 1.99 x 1.46 (6'6" x 4'9")



GROUND FLOOR
 981 sq.ft. (91.1 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, window, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are shown as best as they can be seen and no guarantee as to their quantity or efficiency can be given.
 Plans with dimensions 1:500



Esplanade Crescent - 18686196
Council Tax Band - D
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		
Very energy efficient - lower running costs	Current	Potential
(91-100) A		
(81-90) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		