



colin ellis
your trusted property experts

**Franklin Street,
Scarborough, YO12 7JU**

Situated very close to Scarborough TOWN CENTRE and only a short walk to Peasholm Park and the North Bay beach this TWO BEDROOM TERRACED HOUSE and offers TWO RECEPTION ROOMS, MODERN BATHROOM and GENEROUS SIZE BEDROOMS

**Rent - £795 PCM
Deposit - £915**



VESTIBULE

ENTRANCE HALL

LIVING ROOM
 3.51 x 3.27 (11'6" x 10'8")

DINING ROOM
 3.50 x 3.35 (11'5" x 10'11")

KITCHEN
 3.62 x 2.61 (11'10" x 8'6")

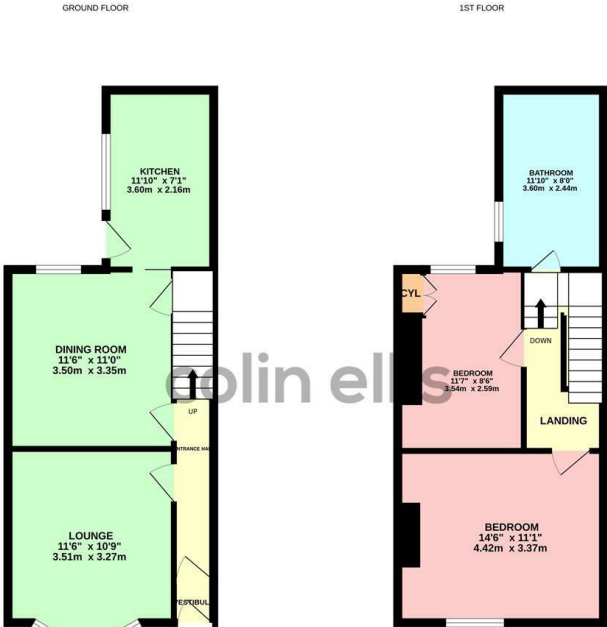
STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE
 4.42 x 3.37 (14'6" x 11'0")

BEDROOM TWO
 3.54 x 2.59 (11'7" x 8'5")

BATHROOM
 3.59 x 2.44 (11'9" x 8'0")

REAR YARD



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. Made with floorplan 12020

Franklin Street - 18021106
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.

