

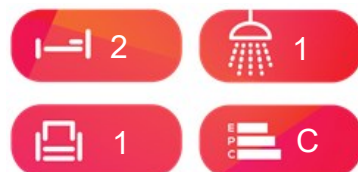


colin ellis
your trusted property experts

**Ewart Street,
Scarborough, YO12 4EP**

**Rent - £775 Per Month
Deposit - £890**

Colin Ellis welcomes to the market a SEMI DETACHED property just off Seamer Road. This TWO bedroom property offers a LOUNGE, KITCHEN/DINER, a three piece bathroom suite, TWO BEDROOMS and a REAR ENCLOSED YARD.



ENTRANCE HALL

LIVING ROOM
 3.92 x 3.94 (12'10" x 12'11")

KITCHEN
 3.99 x 2.33 (13'1" x 7'7")

DOWNSTAIRS W/C
 1.55 x 0.92 (5'1" x 3'0")

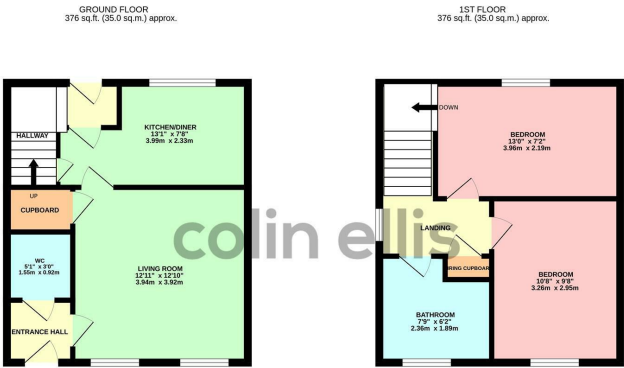
FIRST FLOOR LANDING

BEDROOM ONE
 2.95 x 3.26 (9'8" x 10'8")

BEDROOM TWO
 3.96 x 2.22 (12'11" x 7'3")

BATHROOM
 2.36 x 1.89 (7'8" x 6'2")

REAR YARD



TOTAL FLOOR AREA : 721sq.ft. (67.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, window, doors 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 purchaser. The services, fixtures and appliances shown here are for their listed and no guarantee as to their quantity or efficiency can be given.
 Made with Blueprints 10/2023



Ewart Street - 18715880
Council Tax Band - C
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.

