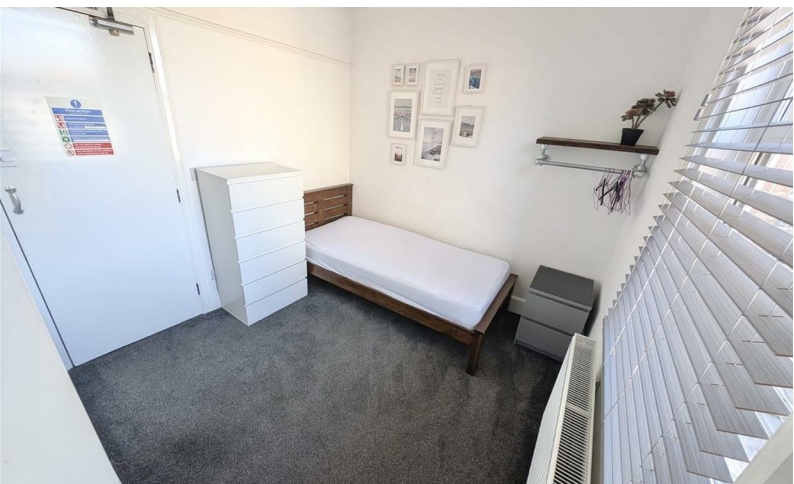




colin ellis
your trusted property experts

**Victoria Road,
Scarborough, YO11 1SB**

**Rent - £525 Per Month
Deposit - £200**

A ROOM is available in this SHARED FLAT. CONVENIENTLY LOCATED for the town centre and public transport. The flat offers FREE WI-FI, a communal LIVING ROOM, communal KITCHEN. The private bedroom is furnished and has an ensuite consisting of a shower cubical, w/c, wash hand basin and heated towel rail. Rent includes water, electric and gas bills, TV license and council tax. OVER 25'S NO PETS. NO CHILDREN. NO SMOKERS.



Located close to town and Scarborough Railway Station this newly refurbished house of multiple occupancy is spacious throughout decorated modern and is in great condition throughout. The Sung is a sperate one bedroom room with window and comes with its own en suite bathroom. There is access to the communal lounge and the kitchen which is modern in design. Viewing is highly recommended.

COMMUNAL LIVING AREA

4.20 x 4.43 (13'9" x 14'6")

uPVC double glazed window, two radiators, ceiling spotlight and coving.

COMMUNAL KITCHEN

3.91 x 2.45 (12'10" x 8'0")

uPVC double glazed window, built in oven, electric hob, extractor, range of cupboards and drawers, fridge freezer, washing machine, stainless steel sink and radiator.

BEDROOM

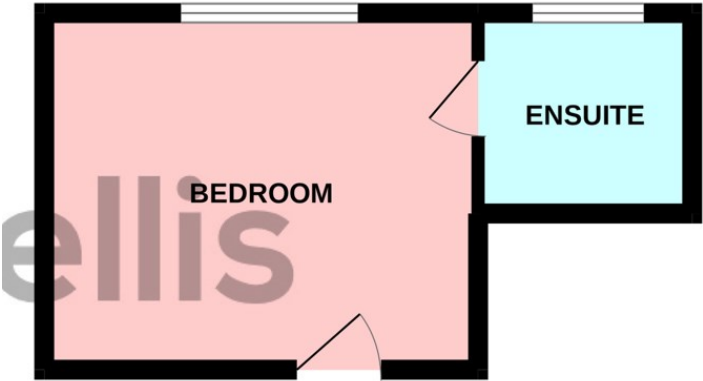
2.65 x 2.68 (8'8" x 8'10")

uPVC double glazed window, radiator, spotlight ceiling light.

EN-SUITE

1.56 x 1.56 (5'1" x 5'1")

Frosted uPVC window, low flush w/c, hand wash basin, electric shower and radiator.



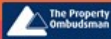
Victoria Road - 18008988
Council Tax Band -
Length of Tenancy - Please contact office for further information

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			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(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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