





# colin ellis

your trusted property experts

# Eastborough,

Scarborough, YO11 1NH

AVAILABLE FROM 17TH OCTOBER
This TWO BEDROOM MAISONETTE that is well positioned for the South
Bay and Scarborough Town Centre. Suitable for COUPLES or FAMILIES.
Rent includes water

Rent - £600 Per Month Deposit - £650









#### **FIRST FLOOR**

Private entrance door leading to the first floor.

#### LOUNGE

12'9" x 15'0"

Bay window to the front, electric heater.

#### **BEDROOM ONE**

11'5" x 14'0"

UPVC double glazed window with partial views across the south bay.

#### **SECOND FLOOR**

#### **KITCHEN**

11′5″ x 8′2″

Base unit with worktop, sink unit, UPVC double glazed window with partial views across the south bay.

## **BEDROOM TWO**

12'6" x 14'9"

Bay window to the front, electric heater

### **BATHROOM / WC**

8'2" x 5'2"

White suite with bath, WC and wash basin, electric shower, tiled walls.





1ST/2ND FLOOR 368 sq.ft. (34.2 sq.m.) approx

3RD/4TH FLOOR 339 sq.ft. (31.5 sq.m.) approx



TOTAL FLOOR AREA: 706 sq.R. (65.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the foorplan contained here, measurements of about, windows, normal and yet offer times are approximate and no responsibility to later for any ever, contains or nor extensions. This plan is to find allow purposes only and finduced be used to sinkly any any accuracy purpose. The plan is to the contained and the sinkly are sinkly and the sinkly and the sinkly are sinkly as the sinkly as the sinkly are sinkly as the sinkly a

Eastborough - 18340673 Council Tax Band - B

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.







