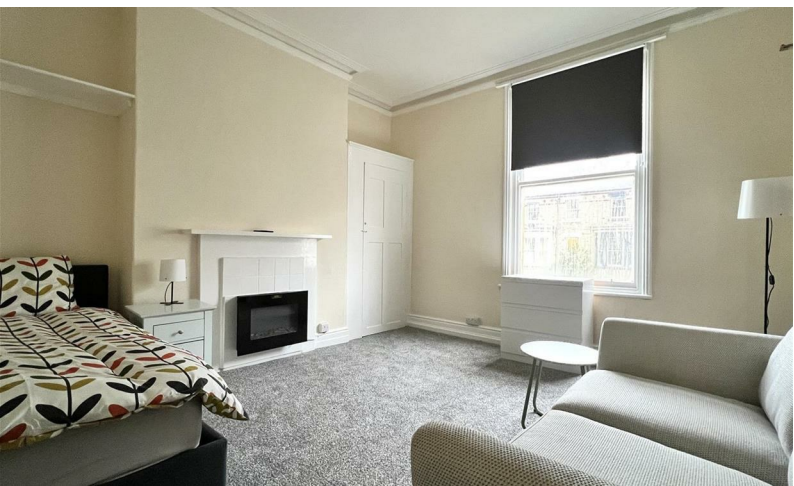




colin ellis
your trusted property experts

Westbourne Grove, Scarborough, YO11 2DL

Located in the South Cliff area of Scarborough this first floor studio flat comes with bedroom/living room, kitchen and shower room. Conveniently located for local shops and the town centre this flat is available for immediate occupation. Viewing is highly recommended. Rent includes WIFI

Rent - £425 Per Month
Deposit - £490



ENTRANCE HALL

Ceiling light.

LOUNGE/BEDROOM

4.28 x 3.94 (14'0" x 12'11")

Electric fire, ceiling light, storage cupboard and coving.

KITCHEN

2.29 x 2.40 (7'6" x 7'10")

Fitted kitchen with a range of base and wall cupboards, stainless steel sink, space of electric over/hob, space for washing machine, space for fridge/freezer, electric wall heater and ceiling lights.

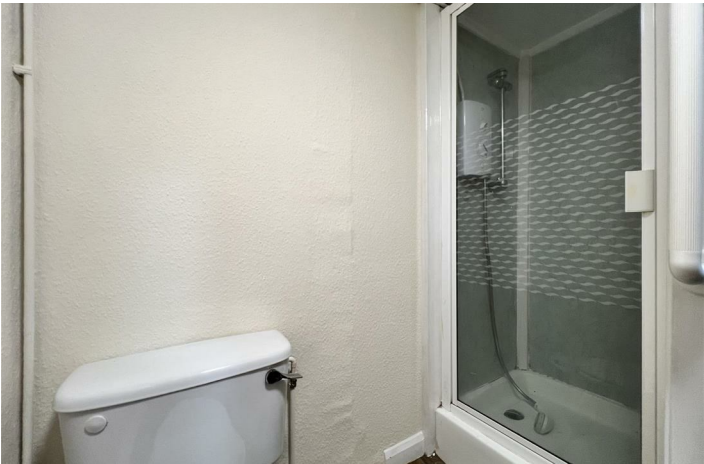
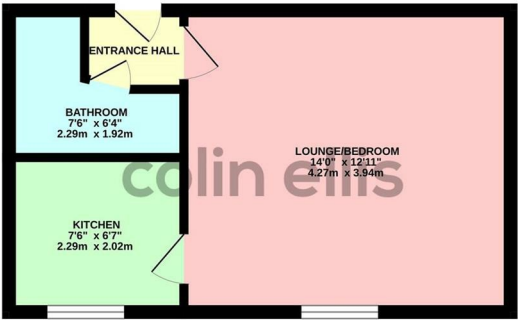
BATHROOM

2.28 x 1.36 (7'5" x 4'5")

Shower cubical with electric shower, w/c, wash hand basin, ceiling light and wall heater.



GROUND FLOOR

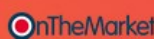
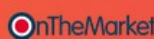
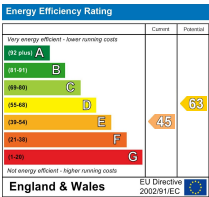


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for reference purposes only and should be used as a guide only for prospective purchasers. This service, system and equipment shown here has not been tested and no guarantee as to their operation or efficiency can be given. Made with floorplan 12/24

Westbourne Grove - 18676705
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.



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