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your trusted property experts

**Dean Road,
Scarborough, YO12 7SN**

**Rent - £725 PCM
Deposit - £836**

Spacious and well-presented 2 bedroom first floor flat conveniently located on Dean Road, just a short walk from Scarborough town centre, local shops, transport links, and the North Bay. The property offers a bright lounge, modern fitted kitchen, two good-sized bedrooms, and a clean, contemporary bathroom. Gas central heating and double glazing throughout. Ideal for a professional couple or small family looking for comfortable, affordable living in a popular area. Call the office to arrange a viewing so you don't miss out.



ENTRANCE HALL

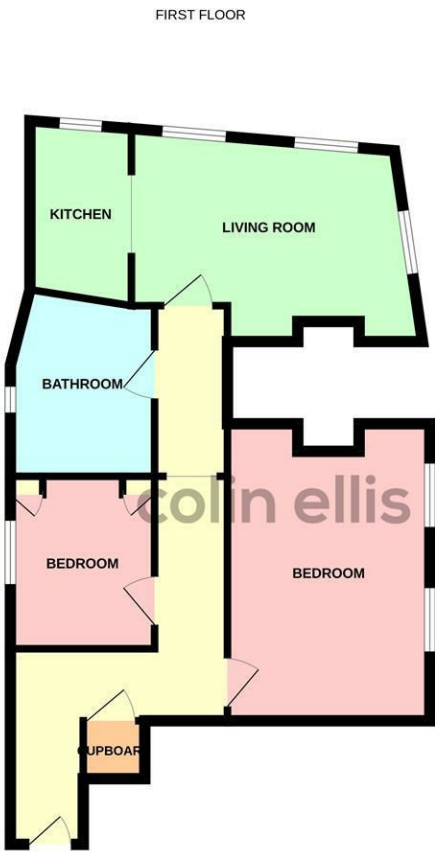
LIVING ROOM
3.989 x 4.914 (13'1" x 16'1")

KITCHEN
4.088 x 1.884 (13'4" x 6'2")

BEDROOM ONE
4.110 x 3.683 (13'5" x 12'0")

BEDROOM TWO
2.953 x 2.371 (9'8" x 7'9")

BATHROOM
3.021 x 2.125 (9'10" x 6'11")



Whilst 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Dean Road - 18754072
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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(81-91) A		
(69-80) B		
(55-68) C		
(45-54) D		
(35-44) E		
(25-34) F		
(1-24) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Tel: 01723 363565
E-mail: info@colinellis.co.uk

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