



# colin ellis

your trusted property experts

**Aberdeen Walk,  
Scarborough, YO11 1XW**

This well-located flat in the heart of Scarborough town centre offers one single bedroom, a living area and a bathroom, with the property available unfurnished and ready for move-in. Situated close to local shops, amenities and transport links, it's ideal for singles looking for central living. The property benefits from practical layout and easy access to all that Scarborough has to offer, with the town centre and seaside just a short walk away.

**Rent - £500 PCM  
Deposit - £570**



## COMMUNAL ENTRANCE

### HALLWAY

### LIVING AREA

3.018 x 4.645 (9'10" x 15'2")

### KITCHEN AREA

### BEDROOM

3.00 x 2.140 (9'10" x 7'0")

### BATHROOM

1.562 x 1.362 (5'1" x 4'5")



SECOND FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misdescription. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Made with Metrixpro CS205

**Aberdeen Walk - 18009173**  
**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		
	Current	Planned
Very energy efficient - lower running costs		83
(92-100) A		
(81-90) B		
(70-79) C		
(55-69) D		
(39-44) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		59
EU Directive 2002/91/EC		



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