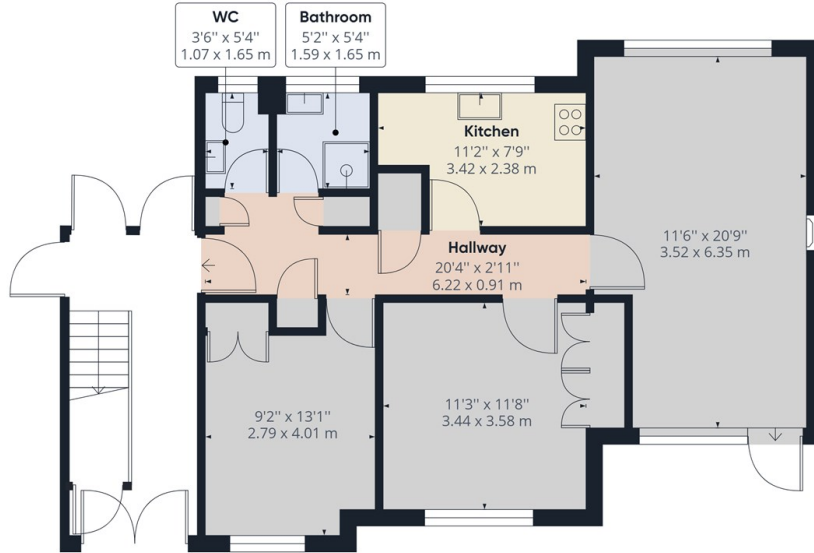




## 18 The Glade, Scarborough, YO11 2ST

£695 PCM

- GROUND FLOOR PURPOSE BUILT FLAT
- GAS CENTRAL HEATING
- SOUGHT AFTER LOCATION
- TWO BEDROOMS
- UNFURNISHED
- CLOSE TO AMENITIES AND PUBLIC TRANSPORT LINKS
- NEWLY DECORATED
- GARAGE

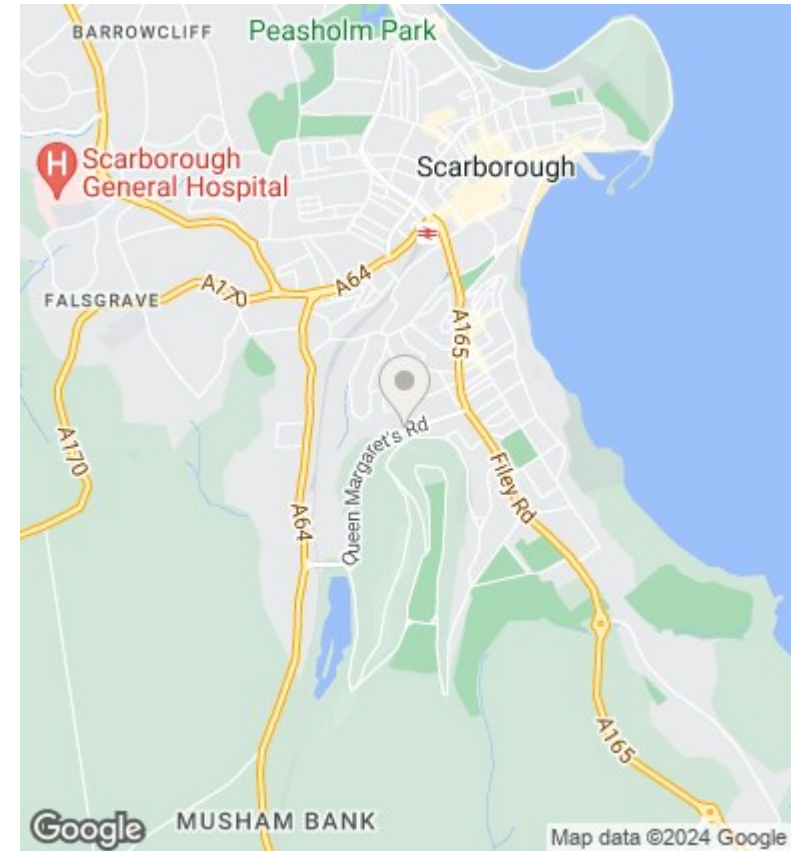


Approximate total area<sup>(1)</sup>  
 713.48 ft<sup>2</sup>  
 66.28 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



## Viewings

Viewings by arrangement only. Call 01723 377707 to make an appointment.

## Council Tax Band

B

EPC Rating:

C

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	