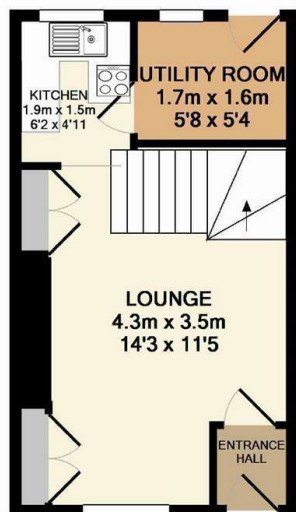




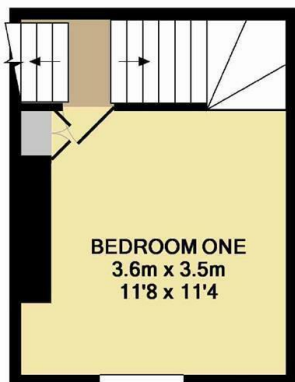
## 45 Durham Street, Scarborough, YO12 7PX

£650 Per Calendar Month

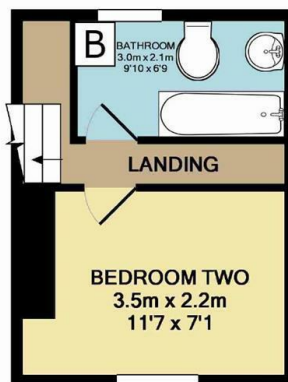
- NEWLY DECORATED THOROUGHOUT
- EPC RATING D
- CLOSE TO THE NORTH BAY BEACH
- TWO BEDROOMS
- LONG TERM LET
- AVAILABLE MID OCTOBER
- COURTYARD
- TOWN CENTRE LOCATION



GROUND FLOOR  
APPROX. FLOOR  
AREA 21.1 SQ.M.  
(227 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 15.4 SQ.M.  
(166 SQ.FT.)

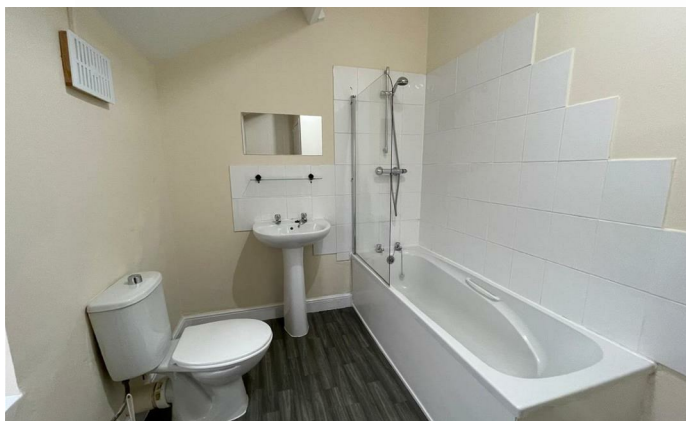
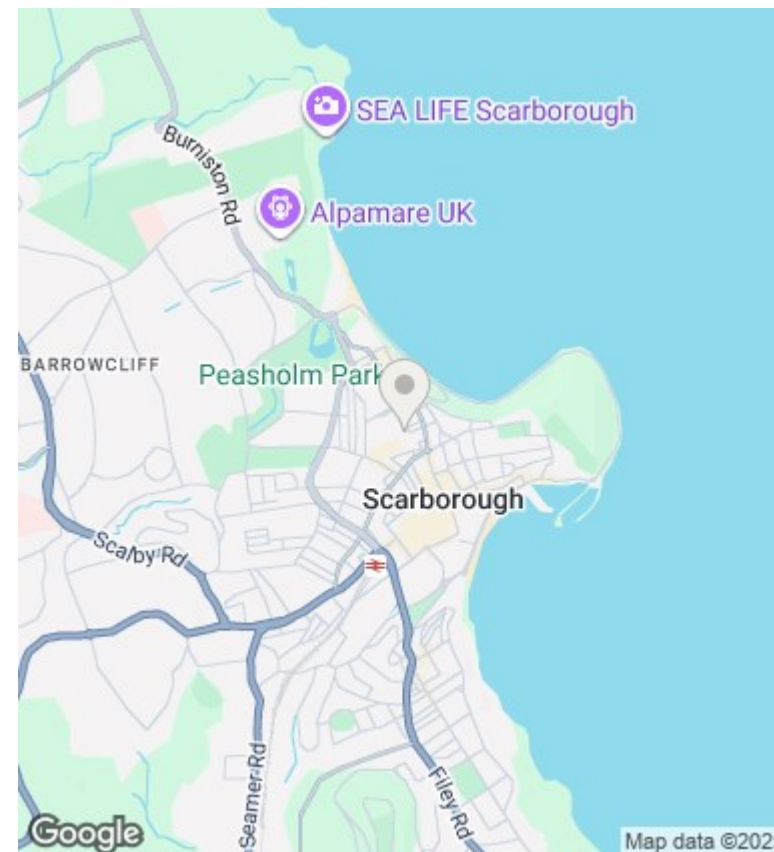


2ND FLOOR  
APPROX. FLOOR  
AREA 15.2 SQ.M.  
(163 SQ.FT.)

TOTAL APPROX. FLOOR AREA 51.7 SQ.M. (556 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Viewings

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

## Council Tax Band

A

EPC Rating:

D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 83                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 60      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |