

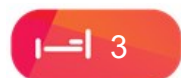


**colin ellis**  
your trusted property experts

**Granville Road,  
Scarborough, YO11 2RA**

**Rent - £950 Per Month  
Deposit - £1,095**

A spacious and well-presented three bedroom first floor flat located on Granville Road in Scarborough is available to rent from July 2026. This large property offers generous living accommodation throughout, including a bright and airy lounge, fitted kitchen, three double bedrooms and a modern bathroom featuring both a walk-in shower and separate bath. Ideally situated close to local amenities, transport links, and Scarborough's South Bay,



**ENTRANCE HALL**

**LIVING ROOM**  
5.731 x 4.906 (18'9" x 16'1")

**KITCHEN**  
3.824 x 3.445 (12'6" x 11'3")

**BEDROOM ONE**  
4.500 x 4.485 (14'9" x 14'8")

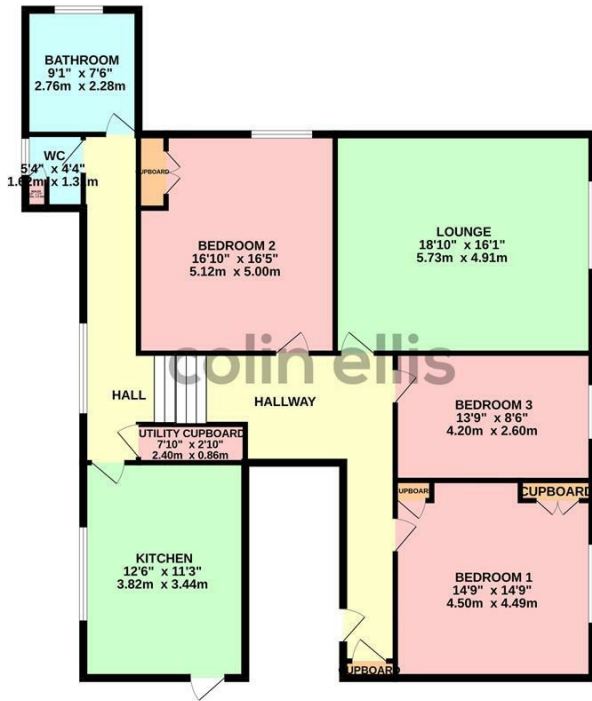
**BEDROOM TWO**  
5.117 x 4.996 (16'9" x 16'4")

**BEDROOM THREE**  
4.179 x 2.603 (13'8" x 8'6")

**SEPARATE W/C**  
1.624 x 1.308 (5'3" x 4'3")

**BATHROOM**  
2.764 x 2.278 (9'0" x 7'5")

FIRST FLOOR  
1496 sq.ft. (139.0 sq.m.) approx.



TOTAL FLOOR AREA: 1496 sq.ft. (139.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the footprint 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.  
Made with Metropac (2020).



**Granville Road - 18809071**  
**Council Tax Band - B**  
**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	Potential
Very energy efficient - lower running costs			
(94-100)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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