



**colin ellis**  
your trusted property experts

**Belgrave Crescent,  
Scarborough, YO11 1UB**

A well-presented one-bedroom flat situated on the second floor of a residential building in the sought-after Belgrave Crescent area. The property offers comfortable accommodation, making it ideal for a single professional or a couple.

**Rent - £575 Per Month  
Deposit - £660**



## HALLWAY

1.253 x 2.036 (4'1" x 6'8")

## LOUNGE

5.131 6.718 (16'10" 22'0")

## OPEN PLAN KITCHEN

## BEDROOM

3.292 x 5.05 (10'9" x 16'6")

## BATHROOM

3.746 x 2.022 (12'3" x 6'7")

## VIEWING

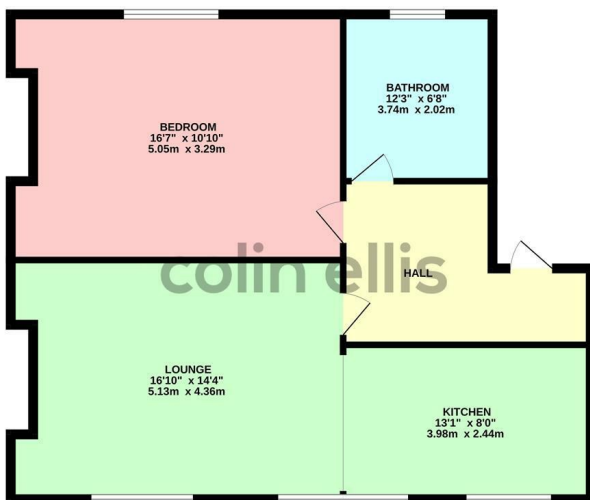
Contact Colin Ellis Property Services

## RENT

Water is included within the rent



SECOND FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.0 sq.m.) approx.  
We do not warrant the accuracy of the above information. Measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The above information should be used as a guide only for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given that they will be in working order.

Belgrave Crescent - 18820983

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	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			
England & Wales		EU Directive 2002/91/EC	



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