

# colin ellis

your trusted property experts

**Clifton Street,  
Scarborough, YO12 7SR**

A SINGLE ROOM is available in this SHARED HOUSE. CONVENIENTLY LOCATED for the town centre and public transport. The house offers FREE WI-FI, communal KITCHEN, SHOWER ROOM, TOILET. The private bedroom is part furnished. Rent includes water, electric and gas bills, TV license and council tax. NO PETS. NO CHILDREN. NO SMOKERS.

**Rent - £400 Per Month  
Deposit - £200**



## FULL DESCRIPTION

A SINGLE ROOM is available in this SHARED HOUSE. CONVENIENTLY LOCATED for the town centre and public transport. The house offers FREE WI-FI communal KITCHEN, communal SHOWER ROOM TOILET The private bedroom is part furnished . Rent includes water, electric and gas bills, TV license and council tax. NO PETS. NO CHILDREN. NO SMOKERS.

## LOCATION

From Scarborough Railway Station proceed down Northway turning right onto Victoria Road. Continue forward down Victoria Road turning left onto Dean Road and immediately left onto Clifton Street.

## RENT / FEES

Rent £400 PCM  
Deposit £200

## COMMUNAL KITCHEN

### ROOM 2

2.4 x 3.4 (7'10" x 11'2")

First floor room with window, TV, radiator, sockets, storage, desk, single bed and sofa.

### SHOWER ROOM

First floor shower room with shower, hand basin, toilet and towel rail.

Energy Efficiency Rating		
	Current	Planned
Very energy efficient - lower running costs		
(92 plus) A		
(81-90) 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		

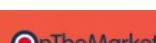
Clifton Street - 18009353

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.



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