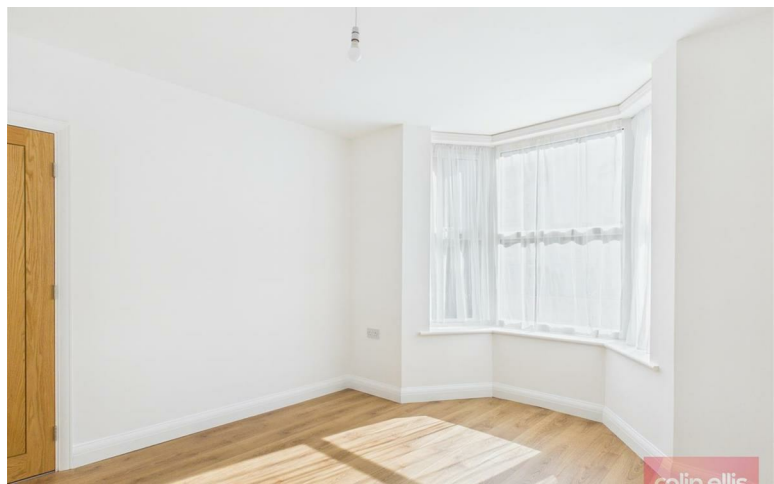


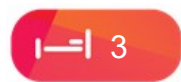


colin ellis
your trusted property experts

**Cambridge Street,
Scarborough, YO12 7ED**

**Rent - £950 Per Month
Deposit - £1,096**

This well-presented three-bedroom home is available to let, offering bright and spacious living accommodation, well-proportioned bedrooms, a generously sized bathroom and a pleasant private yard. Ideally located close to Scarborough town centre, the property provides easy access to a wide range of shops, cafés, restaurants, amenities and transport links, making it an excellent choice for families or professional tenants.



HALLWAY
0.85 x 3.28 (2'9" x 10'9")

LIVING ROOM
3.4 x 3.01 (11'1" x 9'10")

DINING ROOM
4.43 x 3.07 (14'6" x 10'0")

KITCHEN
1.69 x 5.01 (5'6" x 16'5")

STAIRS TO FIRST FLOOR LANDING

WC
1.83 x 1.01 (6'0" x 3'3")

BATHROOM
2.46 x 3.07 (8'0" x 10'0")

BEDROOM
4.32 x 2.95 (14'2" x 9'8")

STAIRS TO SECOND FLOOR LANDING

BEDROOM
2.8 x 3.1 (9'2" x 10'2")

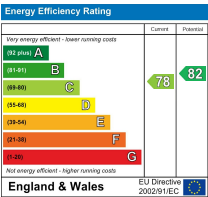
BEDROOM
3.96 x 3 (12'11" x 9'10")

YARD



Cambridge Street - 18834923
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.



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