

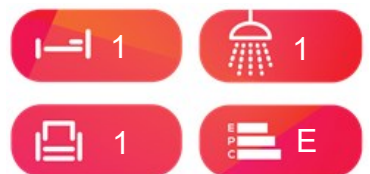


colin ellis
your trusted property experts

Queens Terrace,
Scarborough, YO12 7HR

Close to the town centre and North Bay beach this one bedroom third floor flat has a fitted kitchen with appliances and a bedroom with en suite bathroom. Available for immediate occupation. Viewing is highly recommended.

Rent - £450 Per Month
Deposit - £500



ENTRANCE HALL

LOUNGE

3.87 x 2.80 (12'8" x 9'2")

uPVC double glazed window, electric wall heater radiator and ceiling light.

KITCHEN

2.90 x 2.08 (9'6" x 6'9")

uPVC double glazed window, fitted kitchen, stainless steel sink, extractor fan and ceiling lights. White goods included.

BEDROOM

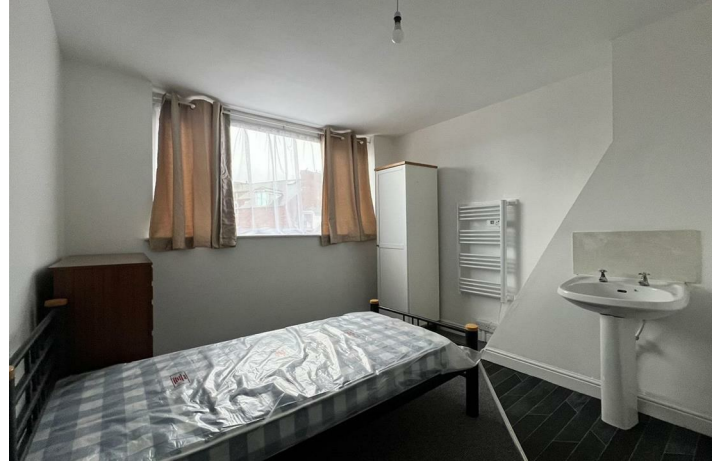
3.92 x 3.26 (12'10" x 10'8")

uPVC double glazed window, electric wall heater radiator, wash hand basin, heated towel rail and ceiling light.

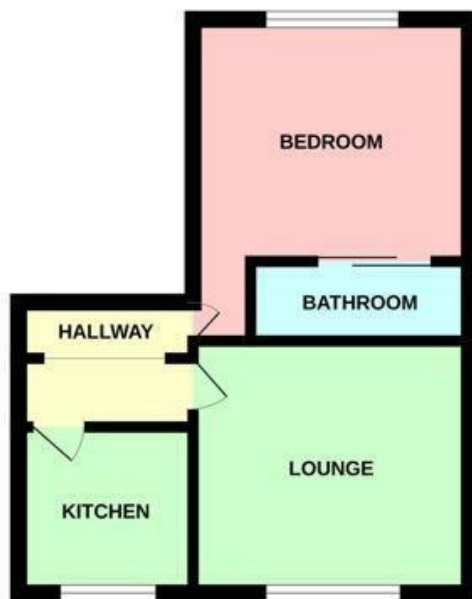
BATHROOM

1.89 x 0.74 (6'2" x 2'5")

Electric shower with glass screen door, w/c and extractor fan.



3RD FLOOR



Queens Terrace - 18561620

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 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tel: 01723 363565

E-mail: info@colinellis.co.uk

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