



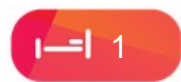
colin ellis
your trusted property experts

2 Holbeck Hill, Scarborough, YO11 2XD

Rent - £700 Per Month
Deposit - £800

A well-presented one-bedroom ground floor flat available to rent that offers comfortable accommodation in a convenient location, making it ideal for a single professional or a couple. Close to local amenities and transport links, this flat provides a great opportunity for those looking for a welcoming home.

Call the office for more information or to arrange a viewing.



LOUNGE / DINING ROOM

5.4 x 5.1 (17'8" x 16'8")

KITCHEN

2.9 x 1.8 (9'6" x 5'10")

BEDROOM

3.8 x 2.8 (12'5" x 9'2")

BATHROOM

2.1 x 1.9 (6'10" x 6'2")

UTILITY ROOM

VIEWINGS

contact Colin Ellis Property Services Ltd



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Metagen 12/2019

2 Holbeck Hill - 18825610
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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	78
		EU Directive 2002/91/EC	

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