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your trusted property experts

**James Street,  
Scarborough, YO12 7PH**

**Rent - £875 PCM  
Deposit - £1,009**

Well-presented property in a convenient location close to local shops, schools and transport links. The home offers a bright living space, fitted kitchen, 3 comfortable bedrooms and a modern bathroom. Ideally situated near Scarborough town centre and the seafront, including South Bay Beach, making it perfect for professionals, couples or small families. Early viewing recommended.



## LOCATION

James Street in Scarborough is a residential street located near the town centre and Scarborough Railway Station. It runs between Castle Road and Trafalgar Street West, accessed by turning off Oxford Street. It is conveniently situated for local amenities,

## LIVING ROOM

4.0 x 3.03 (13'1" x 9'11")

## KITCHEN

3.65 x 2.53 (11'11" x 8'3")

## UTILITY

1.77 x 2.37 (5'9" x 7'9")

## BEDROOM

4.04 x 3.16 (13'3" x 10'4")

## BATHROOM

2.11 x 2.56 (6'11" x 8'4")

## BEDROOM

4.06 x 3.17 (13'3" x 10'4")

## BEDROOM

2.53 x 2.69 (8'3" x 8'9")



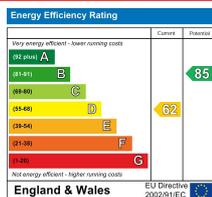
James Street - 18777956

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.



Tel: 01723 363565

E-mail: info@colinellis.co.uk

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