

**colin ellis**  
your trusted property experts

**Beaconsfield Street,  
Scarborough, YO12 4EJ**

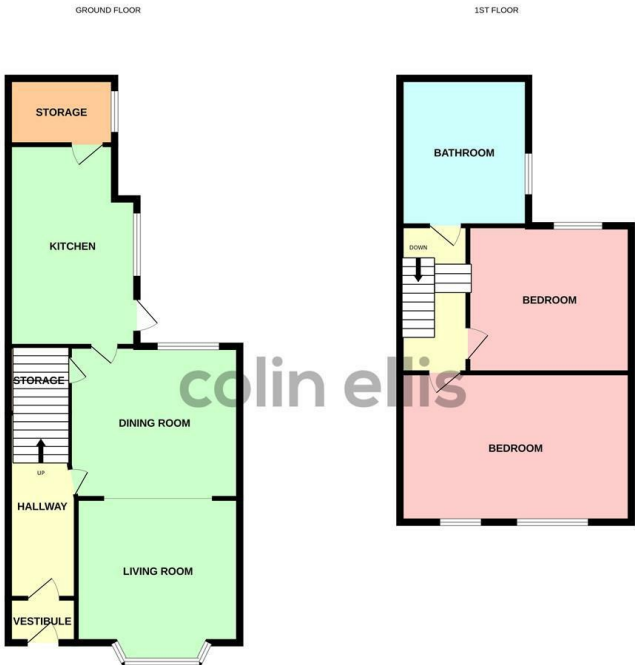
**Rent - £795 Per Month  
Deposit - £915**

This traditional mid-terraced home offers two bedrooms, a comfortable living space and a fitted kitchen — ideal for couples, small families or professionals. Located within easy walking distance of local amenities, transport links and the town centre, it combines convenient seaside living with good access to shops, schools and public transport. On-street parking is available, and the property benefits from neutral décor throughout and an enclosed rear yard.





ENTRANCE HALL  
 LIVING ROOM  
 DINING ROOM  
 KITCHEN  
 STAIRS TO FIRST FLOOR LANDING  
 BEDROOM ONE  
 BEDROOM TWO  
 BATHROOM  
 OUTSIDE



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not 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 Hectoprint 02025

Beaconsfield Street - 18760523  
 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			
(91-100) <b>A</b>			87
(81-90) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(45-54) <b>E</b>			
(31-44) <b>F</b>			67
(1-30) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	