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

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.

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

2

1

1

D

ENTRANCE HALL

LIVING ROOM

DINING ROOM

KITCHEN

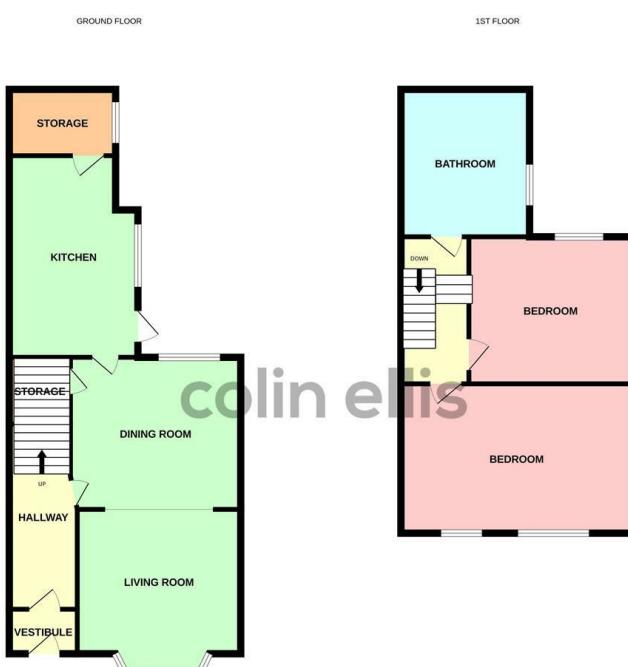
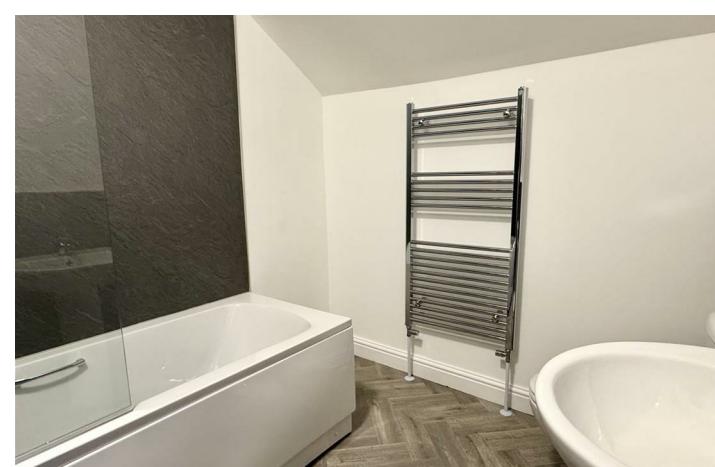
STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

BEDROOM TWO

BATHROOM

OUTSIDE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is not to scale. The floorplan is not drawn to scale and no guarantee is given as to the overall accuracy of the plan. No liability can be accepted. Made with Measure 2020

Beaconsfield Street - 18760523

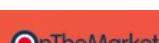
Council Tax Band - A

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	Planned
Very energy efficient - lower running costs			87
(92 plus) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



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