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your trusted property experts

**Grosvenor Road,
Scarborough, YO11 2NA**

**Rent - £725 PCM
Deposit - £835**

CALL the office to book in a viewing of this well-presented ground floor flat on Grosvenor Road, Scarborough offering two comfortable bedrooms, a bright living area, and a modern kitchen and bathroom. Ideally located close to local amenities and the seafront, this property provides convenient, single-level living in a quiet residential setting. Early viewing recommended.



LOUNGE/KITCHEN

5.933 x 4.728 (19'5" x 15'6")

BEDROOM ONE

4.166 x 3.336 (13'8" x 10'11")

BEDROOM TWO

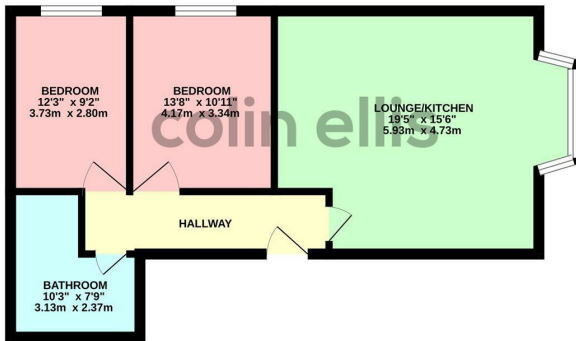
2.803 x 3.733 (9'2" x 12'2")

BATHROOM

3.128 x 2.374 (10'3" x 7'9")



GROUND FLOOR



Grosvenor Road - 18796724

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			
(94-100)	A		
(81-93)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	42	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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