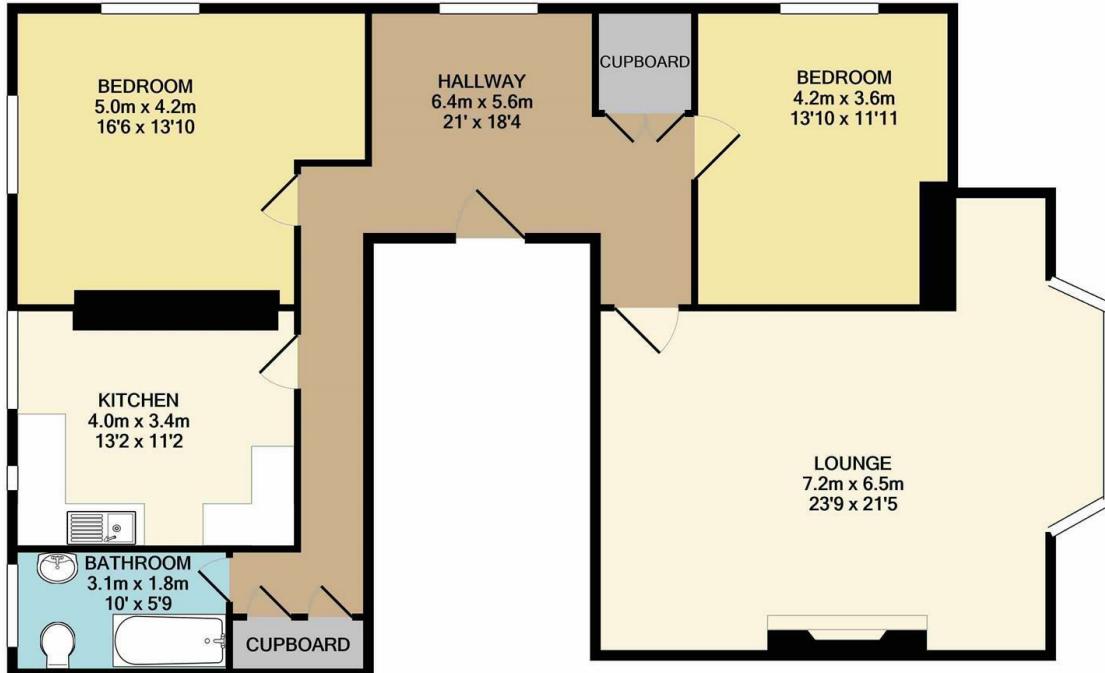




## Flat 1, 9 Westwood, Scarborough, YO11 2JD

£675 Per Calendar Month

- FIRST FLOOR FLAT
- CONVENIENTLY LOCATED
- PERIOD FEATURES
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- AVAILABLE IMMEDIATELY
- SPACIOUS ROOMS
- LARGE KITCHEN



TOTAL APPROX. FLOOR AREA 112.5 SQ.M. (1211 SQ.FT.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2019



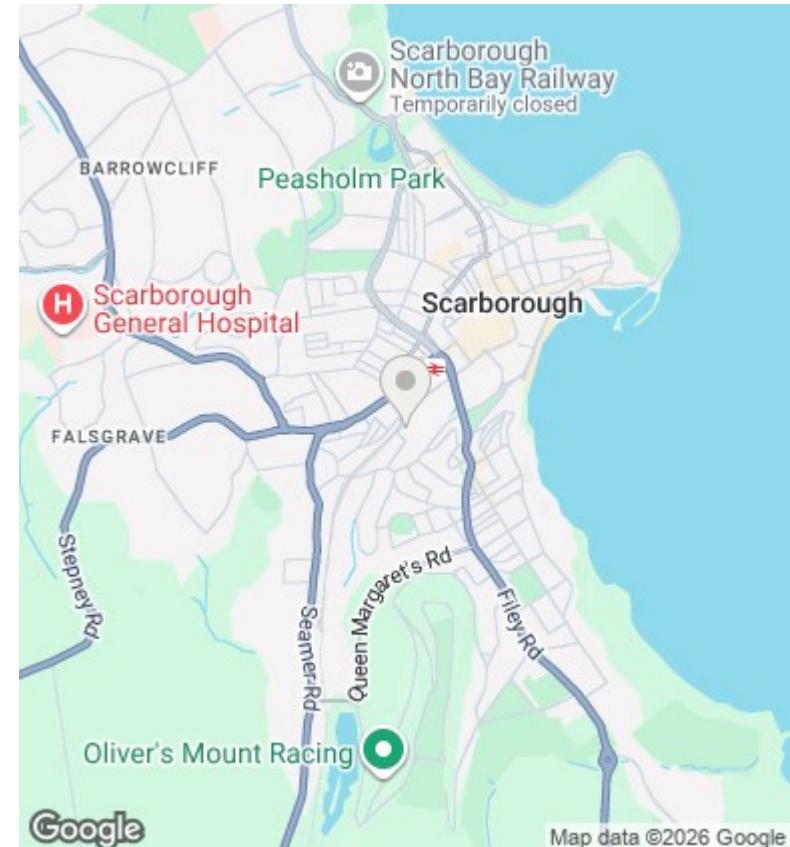
## Viewings

Viewings by arrangement only. Call 01723 377707 to make an appointment.

## Council Tax Band

## EPC Rating:

D



| Energy Efficiency Rating                                 |         |                         |
|--|---------|-------------------------|
|  | Current | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) | A       | 78                      |
| (81-91)  | B       | 64                      |
| (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 |