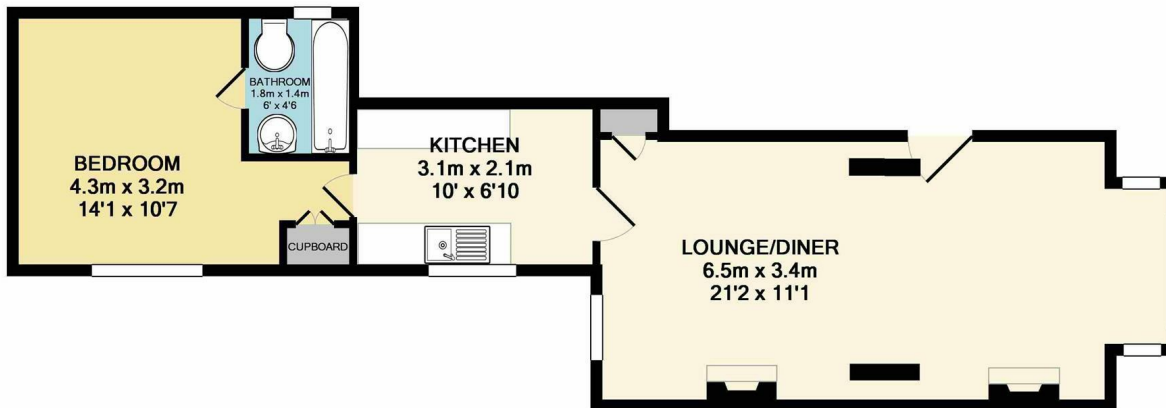




## Flat 1 24 Franklin Street, Scarborough, YO12 7JU

£575 PCM

- GROUND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- WALKING DISTANCE TO TOWN CENTRE
- GOOD SIZED LOUNGE AND DINING ROOM
- BATHROOM OFF BEDROOM
- EPC RATING D
- WELL EQUIPPED KITCHEN
- GOOD SIZED YARD TO REAR



TOTAL APPROX. FLOOR AREA 44.2 SQ.M. (476 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should 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  
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## Viewings

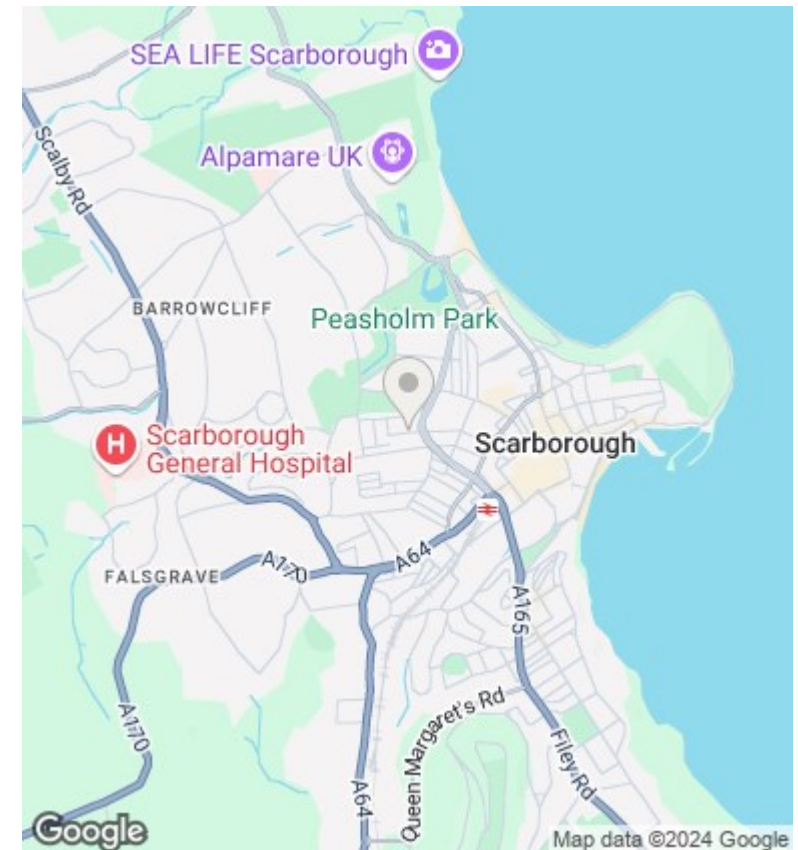
Viewings by arrangement only. Call 01723 377707 to make an appointment.

## Council Tax Band

A

EPC Rating:

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC