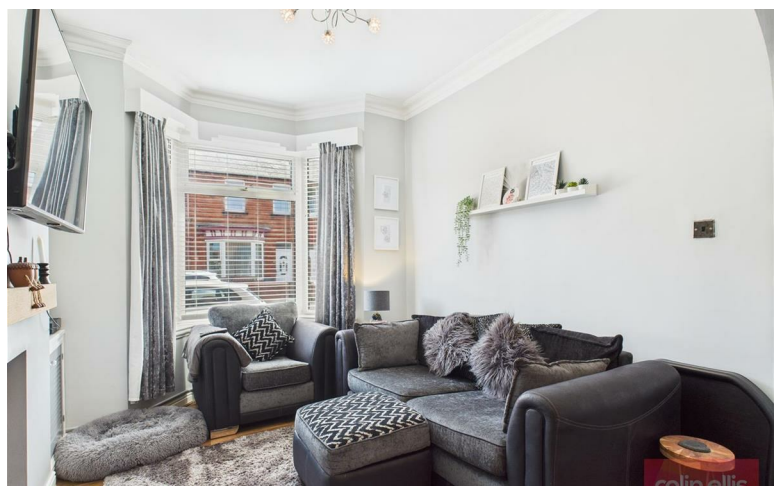




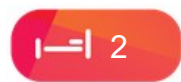
colin ellis
your trusted property experts

**Milton Avenue,
Scarborough, YO12 4ES**

**Rent - £850 Per Month
Deposit - £950**

Situated in the ever-popular Milton Avenue, this well-presented two-bedroom terraced home offers a perfect blend of comfort, convenience, and character. Boasting a spacious lounge diner, and a cozy snug, this property provides versatile living space ideal for relaxing or entertaining.

The home is perfectly located just moments from excellent transport links, making commuting a breeze, while local shops and schools all within easy reach.



LOUNGE DINER

7.26 x 2.81 (23'9" x 9'2")

KITCHEN

3.51 x 3.48 (11'6" x 11'5")

PLAY ROOM / SNUG

2.48 x 1.77 (8'1" x 5'9")

BEDROOM

2.96 x 3.58 (9'8" x 11'8")

BATHROOM

2.52 x 2.10 (8'3" x 6'10")

BEDROOM

3.44 x 2.25 (11'3" x 7'4")

RENT AND DEPOSIT

RENT £850.00 PCM

DEPOSIT - £ 950.00



Milton Avenue - 18757912
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		
Very energy efficient - lower running costs	Current	Potential
(94-100) A		
(81-93) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(13-30) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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