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**Northway,
Scarborough, YO12 7AG**

**Rent - £825 Per Month
Deposit - £950**

Located a short walk away from Scarborough Town Centre, this two bedroom mid-terrace house is ready for occupation and comes recently decorated. The house benefits from gas central heating, UPVC double glazing and modern bathroom and kitchen fittings. The accommodation comprises, entrance hall, open plan lounge/kitchen and downstairs WC. On the first floor are two double bedrooms and a family bathroom / WC. Viewings are a must. Minimum 12 Month tenancy.



ENTRANCE HALL

LIVING AREA
4.92 x 2.98 (16'1" x 9'9")

KITCHEN AREA
2.99 x 4.00 (9'9" x 13'1")

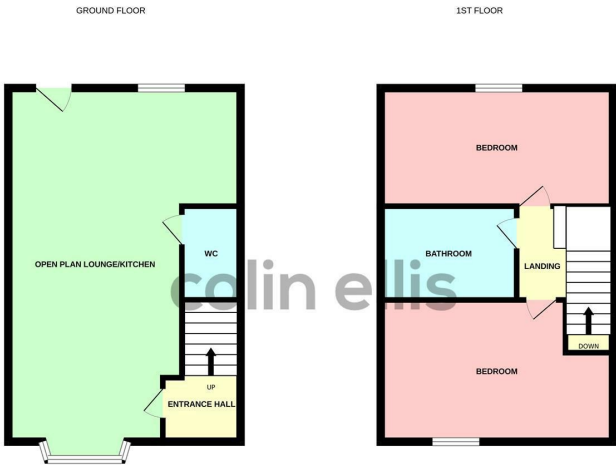
DOWNSTAIRS W/C
1.69 x 0.90 (5'6" x 2'11")

FIRST FLOOR LANDING

BEDROOM ONE
4.01 x 3.01 (13'1" x 9'10")

BEDROOM TWO
4.00 x 2.69 (13'1" x 8'9")

BATHROOM
2.05 x 1.98 (6'8" x 6'5")



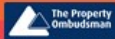
Before every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of plans, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plans for illustrative purposes only and should be used as such for 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. Plans with bearings 12/02/20

Northway - 18702124
Council Tax Band - B
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			
(91-100)	A		97
(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		83	
		EU Directive 2002/91/EC	

Tel: 01723 363565
E-mail: info@colinellis.co.uk



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