



# colin ellis

your trusted property experts

**Northway,  
Scarborough, YO12 7AG**

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.

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

2

1

1

B

## 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")

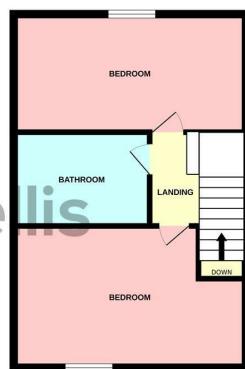
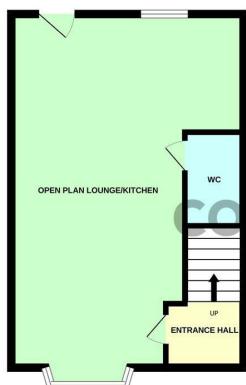
### BATHROOM

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



GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The floorplans are for illustrative purposes only and are not to scale. They are for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their condition can be given.

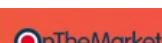
Energy Efficiency Rating		
	Current	Planned
Very energy efficient - lower running costs		97
(92 plus) A		
(81-90) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.



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