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your trusted property experts

**Princess Royal Terrace,
Scarborough, YO11 2RR**

A SINGLE ROOM is available in this SHARED House. CONVENIENTLY LOCATED on the south cliff and close to local amenities. The property offers FREE WI-FI, a communal LIVING ROOM, communal KITCHEN and communal BATHROOMS. The private bedroom is furnished. The property also benefits from a rear communal yard. Rent includes water, electric and gas bills, TV license and council tax. NO PETS. NO CHILDREN. NO SMOKERS.

**Rent - £390 Per Month
Deposit - £450**

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BEDROOM

3.316 x 2.098 (10'10" x 6'10")

COMMUNAL LIVING AREA**COMMUNAL KITCHEN****THREE COMMUNAL BATHROOMS****REAR YARD**

SECOND FLOOR

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**Princess Royal Terrace - 18723241****Council Tax Band - C****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	Prospective
Very energy efficient - lower running costs			
(92 plus) A			
(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		79	88
EU Directive 2002/91/EC			

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