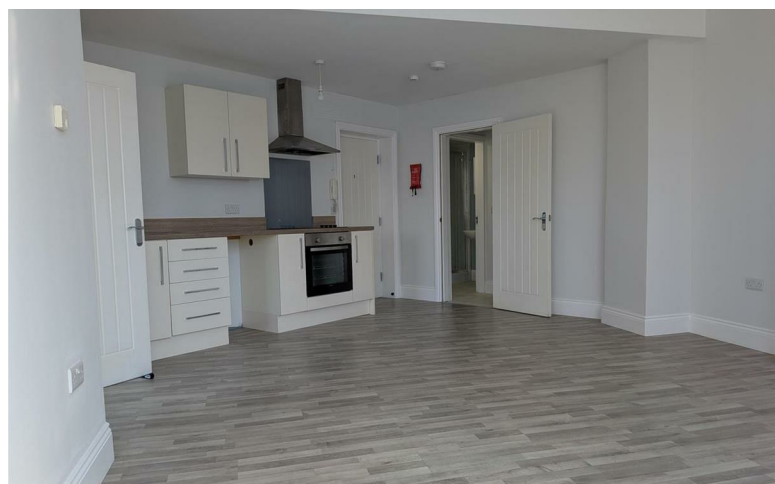




colin ellis
your trusted property experts

Dean Road,
Scarborough, YO12 7SN

Rent - £525 Per Month
Deposit - £600

NO MORE VIEWINGS AVAILABLE

Well-presented One bedroom ground floor flat conveniently located on Dean Road, just a short walk from Scarborough town centre, local shops, transport links, and the North Bay. The property offers a bright lounge, modern fitted kitchen, a good-sized bedroom, and a clean, contemporary shower room. Gas central heating and double glazing throughout. Ideal for anyone looking for comfortable, affordable living in a popular area. Call the office to arrange a viewing



$$6.165 \times 4.008 \text{ (20'2" } \times \text{ 13'1")}$$

3.791 x 3.079 (12'5" x 10'1")

2.679 x 1.952 (8'9" x 6'4")

1.547 x 0.807 (5'0" x 2'7")



The floor plan shows a central lounge/kitchen area (green) with a fireplace and a bay window. To the left is a bedroom (pink) with a bay window. To the right is a bathroom (light blue) and a utility room (pink). The plan includes dimensions in feet and inches, and meters and centimeters.

Room	Dimensions (ft/in)	Dimensions (m/cm)
Bedroom	12'5" x 10'1"	3.79m x 3.08m
Lounge/Kitchen	20'3" x 13'2"	6.17m x 4.01m
Bathroom	8'10" x 6'5"	2.69m x 1.95m
Utility Room	5'1" x 2'8"	1.55m x 0.81m

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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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
<i>Very energy efficient - lower running costs</i> 92 plus) A 81-91) B 69-80) C 55-68) D 39-54) E 21-38) F 1-20) G <i>Not energy efficient - higher running costs</i>			
England & Wales		72	72
EU Directive		72	72