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The Esplanade, North Yorkshire, YO11 2AQ

This well presented one bedroom ground floor flat offers sea and castle views and spacious accommodation. The flat is located on The Esplanade with the benefits of Scarborough town centre and train station being within walking distance.

Rent - £775 PCM
Deposit - £880

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FULL

Situated on Scarborough's Esplanade this spacious one bedroom ground floor flat is in great order throughout and is only a short walk away from local shop, amenities, Scarborough town centre and the South Bay. Viewing is highly recommended.

The property briefly comprises of a hallway with storage cupboard, a good sized living room overlooking the sea, a separate kitchen, a bedroom, and a bathroom with bath with shower over, hand basin and WC.

ENTRANCE HALL

Entry phone system and double radiator

LOUNGE

4.8 x 5.3 (15'9" x 17'5")

Two doors overlooking the sea and castle, double radiator and power points.

KITCHEN

4.1 x 3.1 (13'5" x 10'2")

uPVC double glazed window to the rear, range of base and wall units, space for fridge/freezer, sink and drainer unit, double radiator and power points.

BEDROOM

4.3 x 3.5 (14'1" x 11'6")

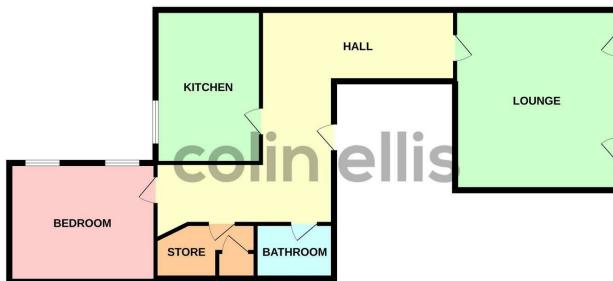
uPVC double glazed window overlooking the side, double radiator and power points.

BATHROOM

2.3 x 1.6 (7'7" x 5'3")

Panel bath with electric shower over, low flush w/c, wash hand basin with pedestal and radiator.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the plan(s) contained here, measurements of rooms and other areas and the plan(s) are approximate when necessary, they are not to any particular scale and should not be used as such by any prospective purchaser. The plan(s) are not to be used for the layout of furniture. Prospective purchasers are advised to seek professional advice as to the operability or efficiency can be given.



The Esplanade - 18021176
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	Planned
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		65	80
EU Directive 2002/91/EC			



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