

colin ellis
your trusted property experts

Spreight Lane Steps, Scarborough, YO11 1RJ

Located on the popular Spreight Lane Steps in the heart of Scarborough, this well-presented two-bedroom mid-terrace house is available to rent fully furnished and ready to move into.

The property offers a cosy and comfortable living room, a modern fitted kitchen with appliances, and a contemporary bathroom suite. Upstairs, there are two tastefully furnished bedrooms providing bright and welcoming spaces.

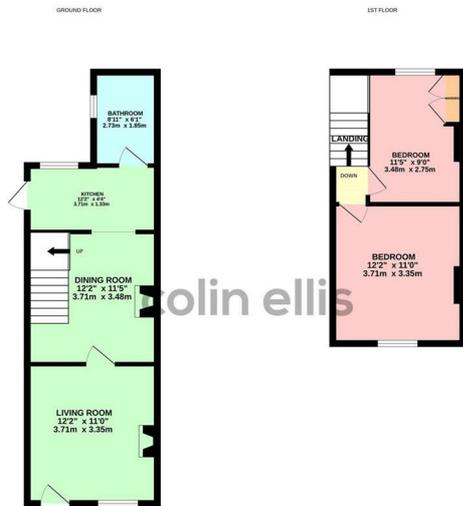
Ideally situated close to local amenities, transport links, and the town centre, the property is perfect for professionals, couples, or small families seeking convenient coastal living.

Viewing is highly recommended.

Rent - £850 Per Month
Deposit - £980



LIVING ROOM
DINING ROOM
KITCHEN
BATHROOM
STAIRS TO FIRST FLOOR LANDING
BEDROOM 1
BEDROOM 2
OUTSIDE YARD



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Whilst every attempt has been made to ensure the accuracy of the description contained herein, representations of details, whether made by the agent or otherwise, are not intended to constitute an offer of any financial product. The amount, type and application of any such product and the guarantee will be the responsibility of the relevant financial institution.

Spreight Lane Steps - 18782883
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			
(94-100)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	
		EU Directive 2002/91/EC	



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