



# colin ellis

your trusted property experts

**Eastborough,  
Scarborough, YO11 1NW**

Colin Ellis welcome this one bedroom flat located in the Eastborough area of Scarborough.

**Rent - £500 PCM  
Deposit - £570**



## ENTRANCE HALL

### LIVING ROOM

5.276 x 3.550 (17'3" x 11'7")

### KITCHEN

2.089 x 3.710 (6'10" x 12'2")

### BEDROOM

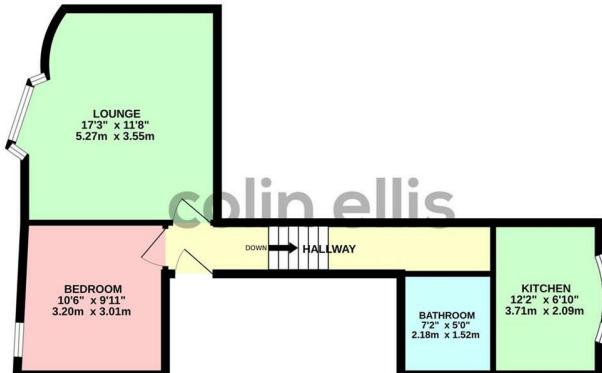
3.01 x 3.20 (9'10" x 10'5")

### BATHROOM

2.179 x 1.523 (7'1" x 4'11")



FIRST FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



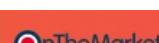
TOTAL FLOOR AREA: 689 sq ft (64.0 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and no guarantee can be given as to the operability or efficiency of any fixtures shown. Made with Measure 0200

| Energy Efficiency Rating                    |  | Current | Planned |
|---|--|---------|---------|
| Very energy efficient - lower running costs |  |         |         |
| (92 plus) A                                 |  |         |         |
| (81-90) B                                   |  |         |         |
| (69-80) C                                   |  |         |         |
| (55-68) D                                   |  |         |         |
| (35-54) E                                   |  |         |         |
| (21-34) F                                   |  |         |         |
| (1-20) G                                    |  |         |         |
| Not energy efficient - higher running costs |  |         |         |
| England & Wales                             |  |         |         |
| EU Directive 2002/91/EC                     |  |         |         |

Eastborrough - 18009170  
Council Tax Band - A  
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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