



# colin ellis

your trusted property experts

**Victoria Street,  
Scarborough, YO12 7SS**

Situated close to Scarborough Town Centre this THREE BEDROOM END TERRACE property is perfectly located for local amenities and offers uPVC double glazing and gas central heating. NO PETS. NO SMOKERS.

**Rent - £795 PCM  
Deposit - £900**

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## ENTRANCE HALL

### LOUNGE/DINER

5.41 x 3.26 (17'9" x 10'8")

### KITCHEN

2.56 x 2.24 (8'5" x 7'4")

### LANDING

### BEDROOM ONE

3.82 x 2.85 (12'6" x 9'4")

### BEDROOM TWO

3.89 x 2.45 (12'9" x 8'0")

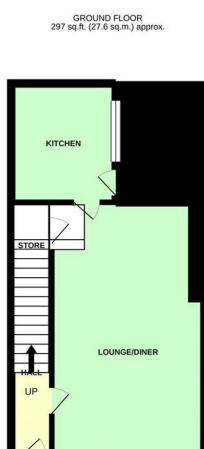
### BEDROOM THREE

2.85 x 1.98 (9'4" x 6'6")

### BATHROOM

2.54 x 2.33 (8'4" x 7'8")

### OUTSIDE



GROUND FLOOR  
297 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA - 699 sq.ft. (64.9 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. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. We cannot guarantee the floorplan to be to scale or accurate. Any room areas or dimensions quoted are approximate and should not be relied upon to the exclusion of the dimensions stated on the floorplan. Measurements of rooms and other features are approximate. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. We cannot guarantee the floorplan to be to scale or accurate. Any room areas or dimensions quoted are approximate and should not be relied upon to the exclusion of the dimensions stated on the floorplan.

Energy Efficiency Rating		
	Current	Planned
Very energy efficient - lower running costs		
(92 plus) A		82
(81-90) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		55
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

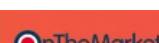
**Victoria Street - 18009483**

**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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