



colin ellis
your trusted property experts

Eastborough,
Scarborough, YO11 1NH

AVAILABLE FROM 17TH OCTOBER

This TWO BEDROOM MAISONETTE that is well positioned for the South Bay and Scarborough Town Centre. Suitable for COUPLES or FAMILIES. Rent includes water

Rent - £600 Per Month
Deposit - £650



FIRST FLOOR

Private entrance door leading to the first floor.

LOUNGE

12'9" x 15'0"

Bay window to the front, electric heater.

BEDROOM ONE

11'5" x 14'0"

UPVC double glazed window with partial views across the south bay.

SECOND FLOOR

KITCHEN

11'5" x 8'2"

Base unit with worktop, sink unit, UPVC double glazed window with partial views across the south bay.

BEDROOM TWO

12'6" x 14'9"

Bay window to the front, electric heater

BATHROOM / WC

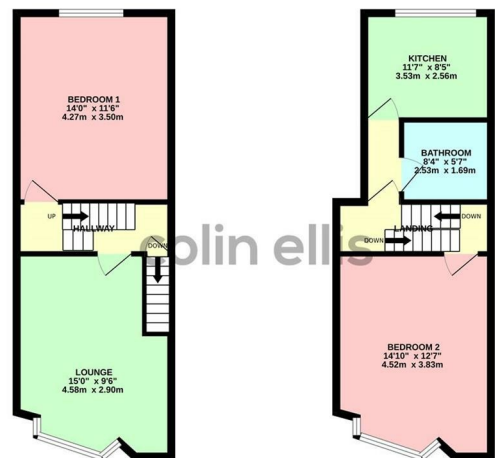
8'2" x 5'2"

White suite with bath, WC and wash basin, electric shower, tiled walls.



1ST/2ND FLOOR
368 sq ft (34.2 sq m) approx.

3RD/4TH FLOOR
339 sq ft (31.5 sq m) approx.



TOTAL FLOOR AREA: 706 sq ft (65.6 sq m) approx.
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Made with Blueprints (2022)

Eastborough - 18340673
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		
Very energy efficient - lower running costs		Current Potential
(91-100) A		
(81-90) B		
(69-80) C		
(55-68) D		
(48-54) E		
(39-47) F		
(31-38) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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