



**colin ellis**  
your trusted property experts

**Victoria Road,  
Scarborough, YO11 1SD**

**Rent - £500 Per Month  
Deposit - £575**

Colin Ellis welcome this newly decorated first-floor flat close to the town centre and public transport links. The property benefits from gas central heating and consists of a living room, kitchen, a bedroom and bathroom. Viewing is highly recommended.



**ENTRANCE HALL**

**LIVING ROOM**

4.39 x 3.09

**KITCHEN**

2.87 x 2.38

**BEDROOM**

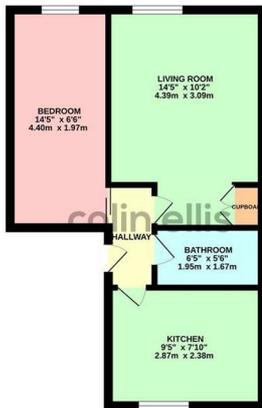
4.40 x 1.97

**BATHROOM**

1.95 x 1.67



SECOND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA - 409 sq.ft. (38.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual areas should be taken prior to any purchase and the floorplan should not be relied upon for any purpose other than a guide. The actual floor area and specifications may vary from those stated during the sale.

Victoria Road - 18751733

Council Tax Band -

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 |   |                         |           |
| (91-100)                                    | A |                         |           |
| (81-90)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (49-54)                                     | E | 52                      |           |
| (41-48)                                     | F |                         |           |
| (35-40)                                     | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |



Tel: 01723 363565  
E-mail: info@colinellis.co.uk

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