



# colin ellis

your trusted property experts

**Blenheim Street,  
Scarborough, YO12 7HB**

Colin Ellis welcomes this two bedroom third floor flat to the market for rent. The flat offers spacious rooms. Early viewing is highly recommended. NO PETS

**Rent - £550 Per Month  
Deposit - £634**

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## LOUNGE/KITCHEN

4.2 x 3.8 (13'9" x 12'5")

## BEDROOM ONE

2.9 x 2.8 (9'6" x 9'2")

## BEDROOM TWO

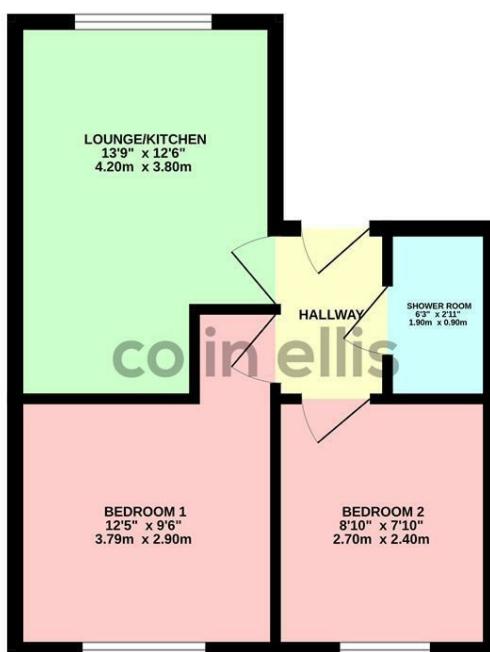
2.7 x 2.4 (8'10" x 7'10")

## SHOWER ROOM

1.9 x 0.9 (6'2" x 2'11")



FLAT 5



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The dimensions given are approximate and have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs			
(92 plus) A			
(81-90) B			
(69-80) C			74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2022/91/EC			

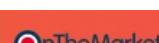
Blenheim Street - 18773868

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.



Tel: 01723 363565

E-mail: [info@colinellis.co.uk](mailto:info@colinellis.co.uk)

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