



colin ellis
your trusted property experts

**West Street,
Scarborough, YO11 2QR**

**Rent - £750 Per Month
Deposit - £860**

Colin Ellis welcome to the market a TWO bedroom apartment set within the SOUGHT AFTER area of Scarborough's SOUTH CLIFF. Offering a lounge/kitchen, TWO bedrooms and shower room. This MODERN property is brought to the market in GOOD ORDER throughout and is WELL WORTH VIEWING in order to appreciate the size, condition and location.



LIVING AREA/KITCHEN

4.55 x 3.00 (14'11" x 9'10")

BEDROOM ONE

3.12 x 2.59 (10'2" x 8'5")

BEDROOM TWO

3.11 x 1.80 (10'2" x 5'10")

BATHROOM

3.10 x 1.08 (10'2" x 3'6")



FIRST FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA - 667 sq.ft. (62.0 sq.m.) approx.

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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C2020.

West Street - 18786047

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.

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (91-100) | A | | |
| (81-90) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 73 | 80 |
| | | EU Directive 2002/91/EC | |



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