



**colin ellis**  
your trusted property experts

**Trafalgar Road,  
Scarborough, YO12 7QR**

A recently redecorated, one bedroom, second floor flat with electric heating. Convenient location close to Town Centre.

**Rent - £440 PCM  
Deposit - £500**



**FULL DESCRIPTION**

A recently redecorated, one bedroom, third floor flat with electric heating and new carpets throughout. Convenient location close to Town Centre.

**LOCATION**

From Scarborough Railway Station, proceed down Northway onto Columbus Ravine. Turn right onto Dean Road with Trafalgar Road off on the left hand side.

**RENT / FEES**

Rent: £410 pcm includes water  
Deposit: £450

**HALLWAY**

With new carpet and intercom.

**LOUNGE / DINER / KITCHEN**

3.9 x 3.2 (12'10" x 10'6")

Neutral décor and new grey carpet / lino. Fitted kitchen with grey units and worktop, built in oven with hob and extractor over, stainless steel sink, space for washing machine, immersion for hot water. Lounge area having window and electric radiator.

**BEDROOM**

2.3 x 2.4 (7'7" x 7'10")

Recently redecorated with neutral décor and new grey carpet, electric radiator.

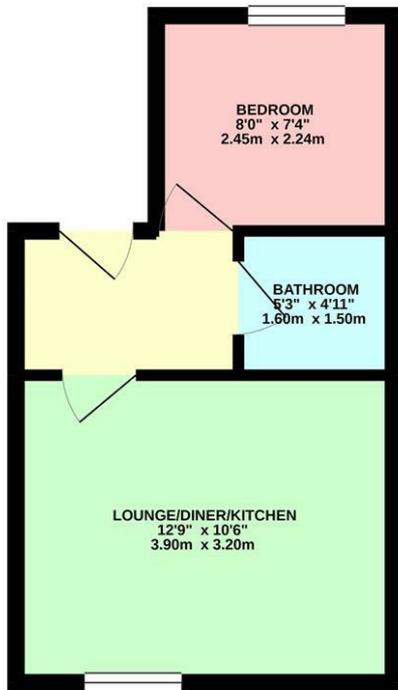
**BATHROOM**

2.3 x 2.4 (7'7" x 7'10")

Recently decorated with white low flush WC, hand basin and shower cubicle with glass door.



GROUND FLOOR  
256 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA: 256 sq.ft. (23.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the foregoing contained herein, 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.  
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**Trafalgar Road - 18021158**  
**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			
(94-100)	A		
(81-93)	B		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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