

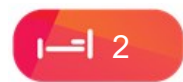


**colin ellis**  
your trusted property experts

**West Street,  
Scarborough, YO11 2QL**

**Rent - £675 PCM  
No Deposit Required**

OVER 55'S ONLY Colin Ellis welcome to the market a TWO bedroom apartment for OVER 55'S only set within the SOUGHT AFTER area of Scarborough's SOUTH CLIFF. Offering a SPACIOUS bay fronted lounge, FITTED kitchen, TWO bedrooms, separate w/c and shower room and the master bedroom offering en-suite. 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.





Briefly comprising of an entrance hall, bay fronted lounge, kitchen, two bedrooms, master benefitting from an ensuite, a separate w/c and a separate shower room. There is an enclosed rear yard.

Conveniently situated to the South of Scarborough in a desirable residential area just minutes away from the famous Esplanade where you can enjoy strolling above the Spa and looking over the Italian gardens towards the harbour, historic old town and the sea. The property also offers excellent access to a wealth of amenities including, local shops, Scarborough South Bay and Scarborough Town centre.

### HALLWAY

Door entry phone system, radiator, coving and power points.

### LOUNGE

5.5m x 4.9m (18'0" x 16'0")

Bay sash window overlooking the front, double radiator and power points.

### KITCHEN

1.8m x 6.1m (5'10" x 20'0")

uPVC double glazed window to the rear, fitted kitchen with a range of cupboards and drawers, integrated electric oven and hob, extractor hood, space for fridge/freezer space for washing machine, sink and drainer unit with mixer tap, double radiator and built in cupboard,

### BEDROOM ONE

3.7m x 3.6m (12'1" x 11'9")

uPVC double glazed window to the side, double radiator, USB power points and coving.

### ENSUITE

2.9m x 1.1m (9'6" x 3'7")

Electric shower cubicle, w/c, wall hung wash hand basin, ladder radiator and extractor.

### BEDROOM TWO

2.4m x 3.3m (7'10" x 10'9")

uPVC double glazed window to the rear, radiator, coving and power points.

### SHOWER ROOM

1.1m x 2.1m (3'7" x 6'10")

Power shower cubicle, ladder radiator and extractor.

### SEPARATE W/C

W/c, wall hung wash hand basin and extractor.



GROUND FLOOR



While every effort has been made to ensure the accuracy of the foregoing information, representations, warranties, conditions, notices and all other terms and agreements which may be contained in any contract, agreement or correspondence, the buyer, lessee and applicant should verify the accuracy of the information and seek professional advice. The broker, valuer and applicant shall not be liable for any loss or damage caused by reliance on the information. See also the website: www.colinellis.co.uk

**West Street - 18568000**  
**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		Current	Potential
Very energy efficient - lower running costs			
(94-101) <b>A</b>			
(81-93) <b>B</b>		76	79
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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