



# colin ellis

**Newborough**

**£475 pcm**

**Scarborough, YO11 1NA**

This TWO BEDROOMED FLAT is conveniently located in the TOWN CENTRE. The property has been RECENTLY RE-DECORATED and consists of two bedrooms as well as a bright lounge, newly fitted and SPACIOUS KITCHEN DINER and bathroom with double glazing throughout.



## LOCATION

From Scarborough Railway Station proceed down Westborough through town, continue straight onto Newborough past Lloyds bank with this property on the right-hand side.

## RENT / DEPOSIT

Rent: £475 pcm

Deposit: £545

## HALLWAY

Entrance hall with storage cupboard.

## LIVING ROOM

10' 5" x 19' 8" (3.2m x 6m)

Light and spacious living room having recently been redecorated.

## KITCHEN

11' 9" x 10' 9" (3.6m x 3.3m)

Newly fitted kitchen with wall and base units in light wood with dark worksurfaces. Stainless steel sink with mixer tap, built in electric oven, hob and extractor, electric wall heater, plumbing for washing machine, laminate floor and window.

## BEDROOM ONE

15' 8" x 7' 10" (4.8m x 2.4m)

With neutral décor and carpets having recently been redecorated. Sea views from large window.

## BEDROOM TWO

15' 8" x 10' 5" (4.8m x 3.2m)

With neutral décor and carpets having recently been redecorated.

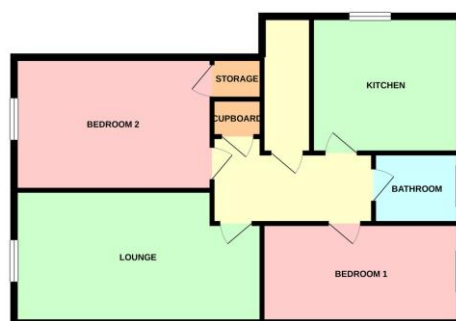
## STORAGE

Small storage cupboard/wardrobe accessed from Bedroom 2.

## BATHROOM

6' 10" x 5' 6" (2.1m x 1.7m)

White three piece suite with shower over bath and shower screen, lino and window.

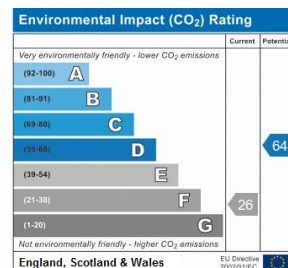
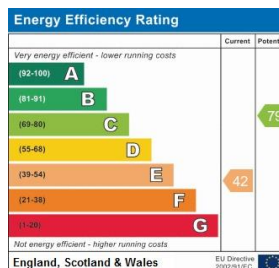


TOTAL FLOOR AREA: 730 sq ft (77.9 sq m) approx.  
While every effort has been made to ensure the accuracy of the information provided, the agent does not warrant its accuracy. The agent is not responsible for any errors or omissions. The information is provided for general information only and should not be relied upon for any specific purpose. The agent is not responsible for any errors or omissions. The information is provided for general information only and should not be relied upon for any specific purpose. The agent is not responsible for any errors or omissions. The information is provided for general information only and should not be relied upon for any specific purpose.

Newborough - Reference Number: 10044

Council Tax Band: Band A

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: [lettings@colinellis.co.uk](mailto:lettings@colinellis.co.uk)

RESIDENTIAL & COMMERCIAL SALES  
CHARTERED SURVEYOR

See all our properties online  
[www.colinellis.co.uk](http://www.colinellis.co.uk)