



# colin ellis

## Haworth Court

Belvedere Place, Scarborough, YO11 2QQ

This two-bedroom mews house is in great condition throughout and comes with a modern bathroom, kitchen diner and an integrated garage and is located in a very quiet street in the South Cliff area of Scarborough. The house is located close to local convenience shops and bars as well only a short walk to The Esplanade.

To Rent - £695 pcm  
Deposit -£800



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**ENTRANCE HALL**

Front door leading to entrance hall, ceiling lights, radiator and stairs to first floor.

**LIVING ROOM 13' 7" x 11' 4" (4.15m x 3.46m)**

Wooden framed double-glazed windows, feature gas fire with surround, radiator and door leading to kitchen diner.

**KITCHEN/DINER 14' 7" x 11' 2" (4.45m x 3.42m)**

Range of cupboards and drawers, oven, extractor fan, space for fridge/freezer, space for washing machine, wall mounted boiler, space for dining table and radiator.

**GARAGE 20' 3" x 10' 11" (6.19m x 3.34m)**

Up and over door power and lighting sub area understairs suitable for utilities such as deep freeze.

**STAIRS TO FIRST FLOOR FLANDING**

Loft access

**BATHROOM 7' 4" x 6' 1" (2.24m x 1.87m)**

uPVC double glazed frosted window, bath with electric shower over, glass screen, w/c, wash hand basin, extractor fan and radiator.

**BEDROOM ONE 13' 9" x 14' 8" (4.21m x 4.48m)**

Slight L shape, uPVC double glazed window, radiator and ceiling light.

**BEDROOM TWO 11' 1" x 8' 0" (3.40m x 2.45m)**

uPVC double glazed window, ceiling light and radiator.



TOTAL FLOOR AREA: 879 sq ft (81.7 sq m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for guidance purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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Haworth Court - Reference Number: 11855

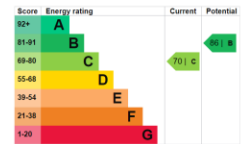
Council Tax Band: Band B

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 DirectGo.

**Energy efficiency rating for this property**

This property's current energy rating is C. It has the potential to be B.

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient). Properties are also given a score. The higher the number the lower your fuel bills are likely to be.



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