



33 Filey Road

South Cliff Area, Scarborough, YO11 2TP

Guide Price £88,000



Ellis Hay are delighted to bring to market this **FIRST FLOOR**, 2 bedroomed leasehold flat within a managed retirement complex. Hartford offers monitored 24 hours emergency support with cords in every room of the flats. Situated in a popular location on Filey Road this flat comprises of a kitchen, lounge and bathroom, 2 double bedrooms and a hallway with storage. In the complex there is also a separate laundry room, fully maintained outside grounds and internal common lounge areas. Parking spaces at the side of the property are based on availability.

Available to the over 55's only. Pets are permitted with permission and a small annual charge.

We highly recommend an early viewing - call our friendly sales team on 01723 350077 to arrange an appointment.



Communal Entrance

Intercom system. Communal Lounge. Laundry Room and Lift
Access to all floors.

Private Entrance

Hallway

With electric storage heater, ceiling light, coved ceiling and built in cupboards. Intercom System

Lounge/Diner

Spacious lounge/diner with front and side aspect uPVC windows, coved ceiling, wall lights, television point, electric fire within mantle and electric radiator

Kitchen

Accessed from the lounge this good sized kitchen has wall and base units and space for a fridge and freezer. There is an inbuilt electric hob and an extractor above. There is also a UPVC double glazed window.

Bedroom 1

A carpeted double bedroom with a double glazed UPVC window and an electric radiator . This room also has a mirrored built in wardrobe.

Bedroom 2

Double bedroom with UPVC window overlooking the side of the property.

Bathroom

With large walk in shower enclosure with electric shower. WC and hand basin with vanity unit. Tiled walls, extractor fan and storage cupboard.

Tenure

We are advised by the owners that the property is Leasehold with management by First Port and the annual fees are twice yearly payments of approximately £2327.89

Directions

Sat Nav - YO11 2T
What3Words - mu

Area Map



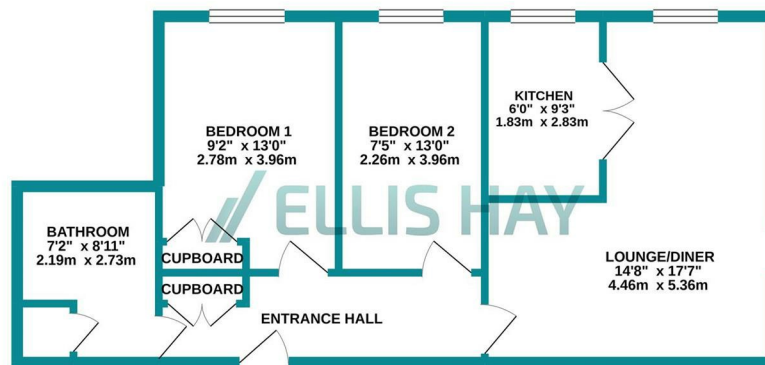
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	82
	EU Directive 2002/91/EC	

Council Tax Band: D

Tenure: Leasehold

GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA: 612 sq ft. (56.9 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 for 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 Metrevo v10/21

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