



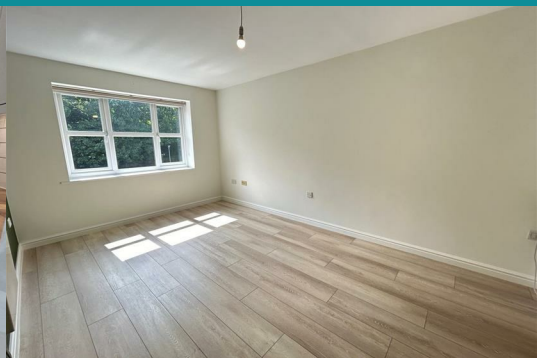
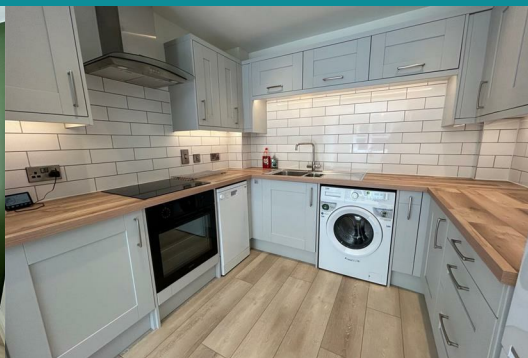
35 Edgewood

23 Filey Road, Scarborough, YO11 2TJ

Guide Price £130,000



We are delighted to offer to the market this 2 bedroom apartment is on the top floor of an impressive and well maintained block in Scarborough with lift access. The property comprises a spacious hallway, with large built in storage cupboard and an open plan living room and modern kitchen. The property has a double bedroom, a further single bedroom and a large modern family bathroom. Its location makes it ideal for town, South Cliff and further afield. The property benefits from an allocated parking space, although there are nearby transport links. Located in a sought-after area, this flat is ideal for those looking for a peaceful retreat while still being close to local amenities and the beautiful coastline of Scarborough. Don't miss out on the opportunity to make this lovely flat your new home. WE HIGHLY RECOMMEND AN EARLY VIEWING OF THIS PROPERTY WHICH IS SOLD WITH NO ONWARD CHAIN.



Communal Entrance

With telephone door entry system

Hallway

Communal Intercom system. Double storage cupboard. Loft access.

Lounge 4.08 x 3.06

With vinyl plank flooring, electric heater, double glazed windows overlooking the rear and telephone point

Kitchen 9'0" x 7'10" (2.76 x 2.41)

With a range of wall, drawer and base units, under cupboard lights. Inset stainless steel one and a half sink with mixer tap, coordinating worktop and metro style tiled splashback. Built-in electric oven, inset ceramic hob and stainless steel extractor fan over. Space for washing machine, dishwasher and fridge/freezer. Inset ceiling spotlights.

Bedroom 1 12'3" x 9'4" (3.74 x 2.85)

With electric heater, telephone point and double glazed window overlooking the rear.

Bedroom 2 8'7" x 6'8" (2.62 x 2.05)

With electric heater, phone point and double glazed window overlooking the rear

Bathroom 8'0" x 6'3" (2.45 x 1.92)

With airing cupboard, corner shower cubicle and bar mixer shower. Handbasin with mirror over and WC. Walls part covered shower wall. Ladder Radiator. Frosted UPVC window overlooking the side of the property.

Tennure

We are advised by the owner that the property is Leasehold with 978 years remaining. The block is managed by Ellis Hay and the current annual maintenance is approximately £1251.97. The ground rent is currently £150 per year and is paid directly to the Freeholder.

Directions

What Three Words

Spend.glow.note

Outside

Allocated parking at the rear.

Area Map



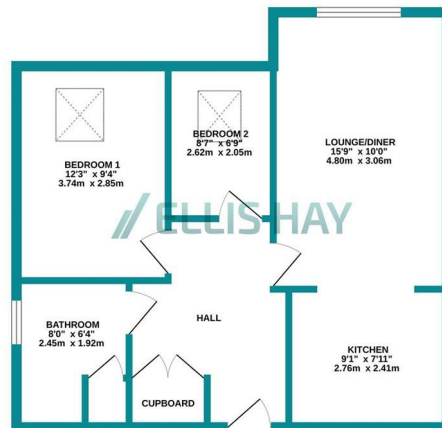
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(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	

Council Tax Band: C

Tenure: Leasehold

539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 539 sq.ft. (50.1 sq.m.) approx.

What Three Words has been used to provide the location of the property. Measurements of floor, window, ceiling and other details are approximate and are intended to guide the eye only. They do not constitute an offer or a contract. The plan is for illustrative purposes only and should not be used as a basis for any purchase decision. The plan, drawings and photographs are for information only and are not intended to be used as a basis for any purchase decision. The plan, drawings and photographs are for information only and are not intended to be used as a basis for any purchase decision.

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