



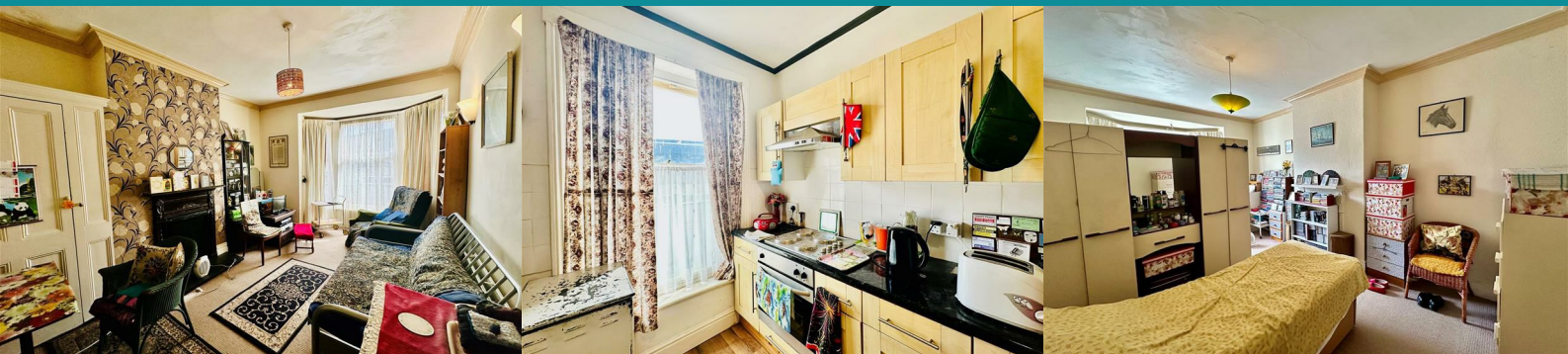
3 Queen Street

Town Centre, Scarborough, YO11 1HA

Guide Price £68,000



A one Bedroom Self Contained Flat on Queen Street sold with NO ONWARD CHAIN. Situated close to the TOWN CENTRE and within easy walking distance of the South Bay. With a large double bedroom, lounge/diner, kitchen and bathroom the property also benefits from storage cupboard on the communal landing which houses the gas boiler. In our opinion, this is an ideal investment property. Call us today to arrange your viewing.



Communal Entrance

Stairs leading to the second floor.

Private Entrance

Hallway

Lounge 19'1" 10'9" (5.83 3.3)

Front facing Bay window, overhead light, built in storage cupboard and fireplace.

Kitchen 12'0" x 8'1" (3.66 x 2.48)

Range of wall and base units, built in electric oven, hob and extractor fan over. Spaces for washing machine and fridge. Overhead light, radiator, front facing window.

Bedroom 19'1" x 12'7" (5.83 x 3.84)

With bay fronted window overlooking the front of the property, overhead light, radiator, built in storage and fireplace.

Bathroom 10'9" x 7'1" (3.3 x 2.18)

3 piece suite with shower over bath. Radiator, overhead light, frosted window overlooking the rear of the property and velux window.

Storage Cupboard

On the communal landing is a storage cupboard housing the gas boiler.

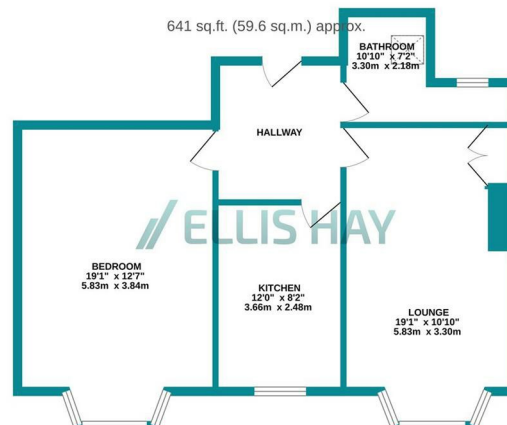
Area Map



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			
		71	79
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: A

Tenure: Leasehold



TOTAL FLOOR AREA: 641 sq.ft. (59.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, representations of floor areas, rooms and plot areas are approximate and no responsibility is taken for any error or omission on the part of the vendor. The plan is for illustrative purposes only and should not be relied upon for production purposes. The service, systems and appliances shown here are based on the information provided by the vendor and are not guaranteed by Ellis Hay.

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