



17 West Square

Town Centre, Scarborough, YO11 1TW

Guide Price £89,500



Ellis Hay are pleased to bring to market this 2 bedrooomed, first floor flat with spacious Living Room/Kitchen space and modern bathroom. Well presented throughout. Overlooking West Square in Scarborough this flat benefits from being within the immediate vicinity to all transport links. Close to local shops and town centre. Parking available within the area. Early viewing advised. Council tax band A. In our opinion, this would make a great bolt hole, first time buy or as a buy to let investment. Call our friendly sales team to arrange a viewing on 01723 350077.



Front Door

Stairs leading to

1st floor, front door leads directly to

Hallway

With intercom system, ceiling light and electric heater

Lounge/Kitchen

Lounge - Has television and telephone point, 2 front aspect sash windows, 2 ceiling lights and electric heater.

Kitchen - With wall and base units, electric oven/hob/extractor hood, tiled splashback, space for washing machine and fridge, stainless steel sink and mixer tap

Bedroom 1

With rear aspect window, ceiling light and electric heater.

Bedroom 2

With rear aspect window, electric heater, ceiling light and airing cupboard.

Bathroom

With white 3 piece suite, shower over bath, tiled splashback, electric heater, ceiling light, extraction unit and linoleum flooring.

Tenure

980 years remaining on the Lease. We are informed by the vendor that the management of the block is with Nicholsons and the current years fee was in the region of £1164.44

Area Map



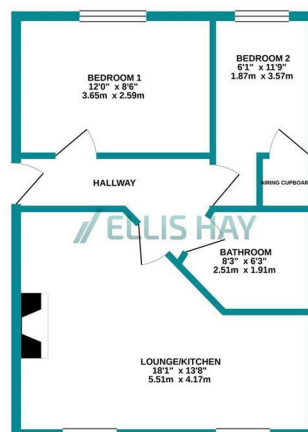
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	75	
(55-68) D		
(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

GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 453 sq.ft. (42.1 sq.m.) approx.
When every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, ceilings and heights shown are approximate and are intended to serve as a guide only. The plan is not intended to be used for any legal purposes. The layout, system and appearance shown here are not intended to be used for any other purpose.

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