



17 West Square, Scarborough, YO11 1TW
Guide Price £77,000

Ellis Hay are pleased to bring to market this 2 bedroomed, 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

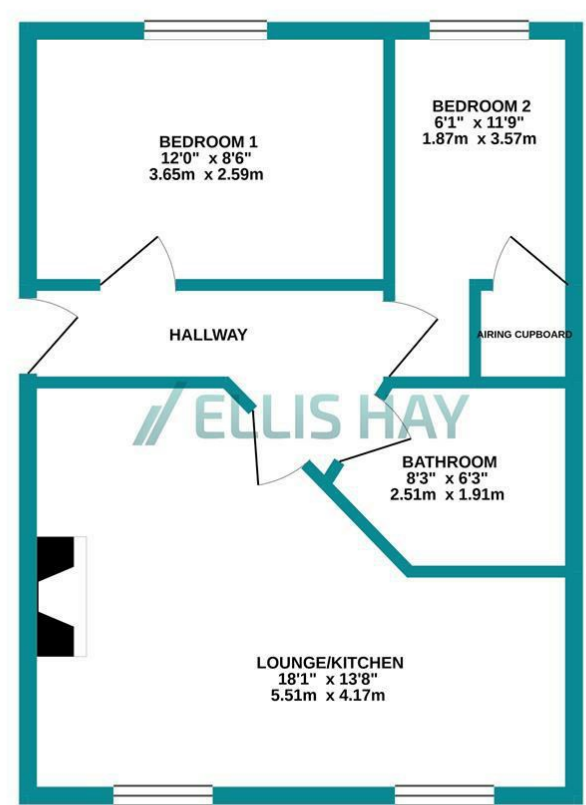
With white 3 piece suite, shower over bath, tiled splashback, electric heater, ceiling light, extraction unit and linoleum flooring.

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

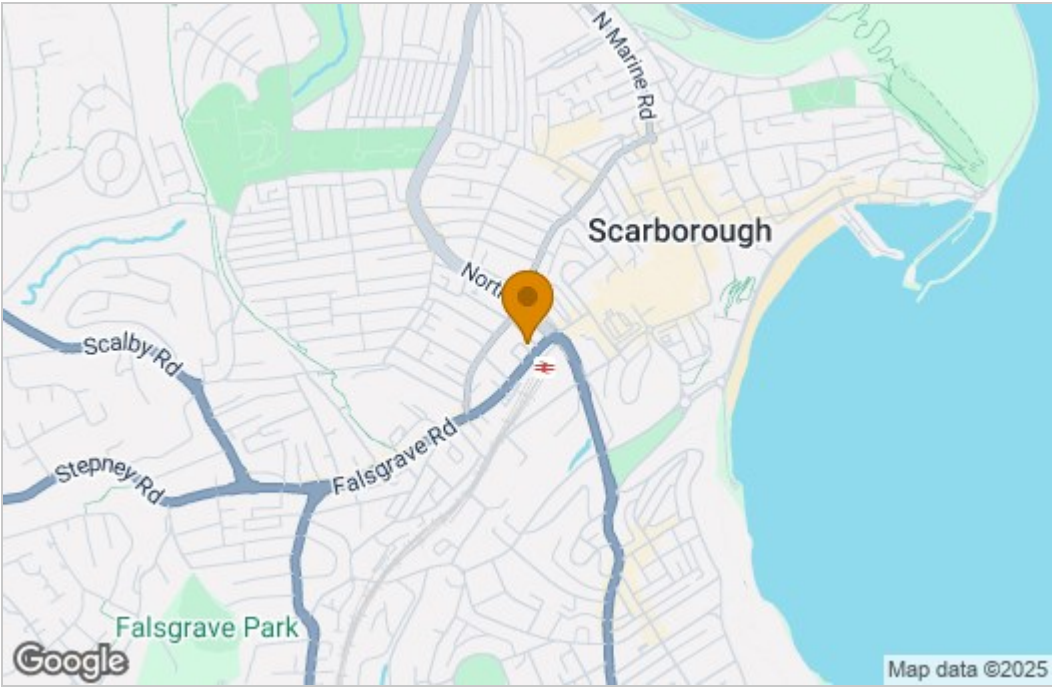
Floor Plan

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

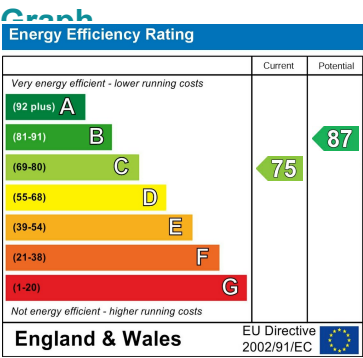


TOTAL FLOOR AREA : 453 sq.ft. (42.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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 Metropix ©2020

Area Map



Energy Efficiency



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.