



colin ellis

## Scalby Road, Scarborough, YO12 5QB

This TWO BEDROOM spacious FIRST FLOOR FLAT is located in a beautiful over 55's development in central Scarborough and has its own PRIVATE ENTRANCE. Local shops and amenities are located close by and the development offers COMMUNAL GARDENS, an estate manager and 24 hour assistance. The flat is in need of SOME MODERNISING but offers great accommodation and viewing is highly recommended.

Offers Over £100,000





## PROPERTY DESCRIPTION

Private entrance with stairs leading to the entrance hall, there is a living room overlooking the gardens, a fitted kitchen with built in oven and hob, a good sized bathroom with bath and shower over and two bedrooms, one of which being a good sized double bedroom and the other suitable as bedroom or dressing room.

## ENTRANCE HALL

Entrance door into long hallway, three ceiling lights, uPVC double glazed sash window, storage cupboard and emergency call point.

## LIVING ROOM

*4.06 x 3.09 (13'4" x 10'2")*

With electric feature fireplace, ceiling light, single glazed wooden sash window, radiator and storage cupboard housing boiler.

## KITCHEN

*3.24 x 1.65 (10'8" x 5'5")*

Range of cupboards and drawers, electric cooker, extractor, stainless steel sink, space for fridge freezer, loft access, ceiling light, wood sash window with secondary glazing and part tiled walls.

## BEDROOM ONE

*3.76 x 3.13 (12'4" x 10'3")*

With wooden sash window, radiator, ceiling light, loft access and bank of fitted wardrobes.

## BEDROOM TWO

*3.92 x 1.86 (12'10" x 6'1")*

Wooden sash window, radiator, ceiling light and loft access.





## BATHROOM

3.76 x 1.54 (12'4" x 5'1")

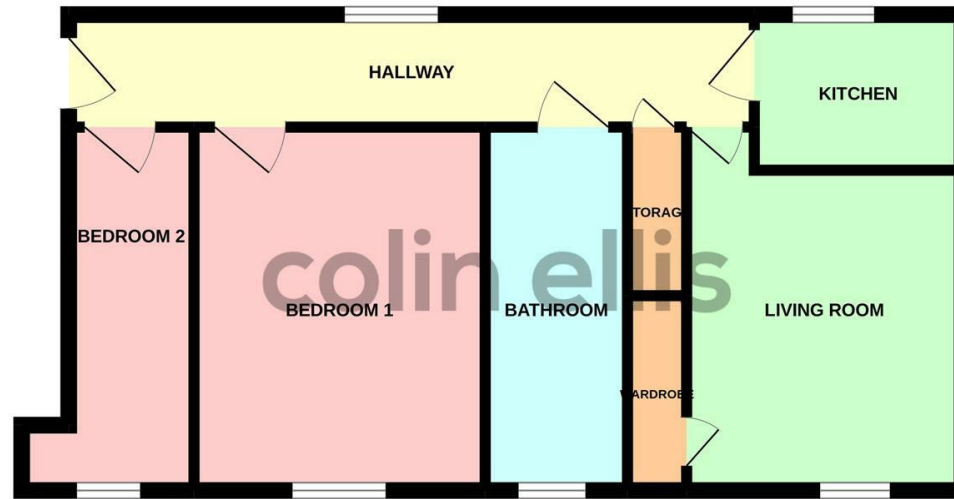
Bath with shower over and screen, hand basin, WC, part tiled walls, frosted window, radiator, ceiling light, extractor fan and emergency pull cord.

## COMMUNAL

Strawberry Court offers beautiful communal gardens for residents to use, car parking, residents lounge where activities are planned and a laundry room. There is also an estate manager who is present during the day for assistance and a pull cord system for out of hours assistance.



# FIRST FLOOR



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.  
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**Scalby Road - 18008902**  
**Council Tax Band -**  
**Tenure - Leasehold**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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