



colin ellis

West End Court, Scarborough, YO11 3TD

Located in the village of Cayton this TWO BEDROOM GROUND FLOOR FLAT is in great order throughout and benefits from a NEW SHOWER ROOM, PARKING SPACE and DOUBLE GLAZING throughout. Set in a cul de sac location there are near by shops and amenities close by and Cayton Bay beach is a short drive away. Viewing of this property is highly recommended.

Guide Price £117,500



ENTRANCE

uPVC double glazed door into porch with storage cupboard.

LIVING ROOM

5.0 x 3.48 (16'4" x 11'5")

uPVC double glazed window, two ceiling lights and radiator.

KITCHEN

2.55 x 3.0 (8'4" x 9'10")

Fitted kitchen with range of cupboards and drawers, uPVC double glazed window, space for fridge freezer, washing machine, cooker, ceiling light, composite sink, tiled splash back, wall mounted boiler, extractor fan and radiator.

INNER HALLWAY

Ceiling light and storage cupboard.

BEDROOM ONE

3.80 x 2.87 (12'5" x 9'4")

uPVC double glazed window, ceiling light and radiator.

BEDROOM TWO

2.93 x 1.95 (9'7" x 6'4")

uPVC double glazed window, ceiling light and radiator.

SHOWER ROOM

2.55 x 1.95 (8'4" x 6'4")

Large walk in shower, WC, hand basin, wet walling, radiator, ceiling light, extractor fan/wall heater and airing cupboard.

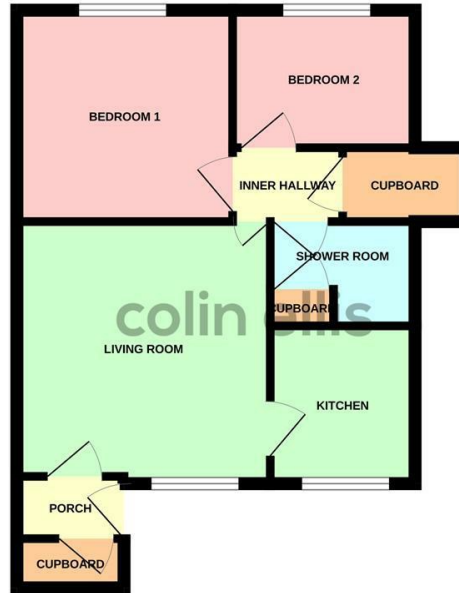
OUTSIDE

To the front is a courtyard garden with a path leading to the front door. This property also comes with an allocated parking space.





GROUND FLOOR



Whilst every effort 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. The 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 not guaranteed as to their operation or efficiency can be given.
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West End Court - 18474318
Council Tax Band - A
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) A		
(81-91) B		
(69-80) C	76	76
(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	



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