



colin ellis

**West Street,
Scarborough, YO11 2QP**

Colin Ellis welcome to the market a ONE bedroom FIRST FLOOR apartment set within the SOUGHT AFTER area of Scarborough's SOUTH CLIFF. Offering a SPACIOUS bay fronted lounge, FITTED kitchen, double bedroom and a three piece bathroom suite. This MODERN property is brought to the market in GOOD ORDER throughout and is WELL WORTH VIEWING in order to appreciate the size, condition and location. NO ONWARD CHAIN.

Guide Price £110,000



FULL

Briefly comprising of an entrance hall leading to a bay fronted lounge with bay window, window seat, feature fireplace and access to the balcony. There is a kitchen/diner, a three piece bathroom suite and a large double bedroom with bay window and access to the balcony.

The property is conveniently located minutes from a wealth of local amenities including, bars, restaurants and a short walk to the South Bay beach., town centre and the train station. The nearby Spa footbridge leads to Scarborough's South Cliff/Esplanade, and the celebrated, recently-renovated Italian Gardens.

ENTRANCE HALL

Coving, entry phone, single radiator and picture rail.

LOUNGE

5.3 x 3.7 (17'4" x 12'1")

Coving, tv point, telephone point, power points, single glazed sash window, uPVC double glazed doors, double radiator and usb power points.

KITCHEN

2.1 x 4.4 (6'10" x 14'5")

Base, wall and drawer units, laminate worktop, tiled splash back, integrated electric oven and hob, space for fridge, freezer and washing machine, coving, sink/drainers units, single glazed sash window, double radiator and picture rail.

BEDROOM ONE

5.1 x 3.8 (16'8" x 12'5")

Coving, built in cupboard, single glazed sash window, double radiator, telephone point, uPVC double glazed doors and usb power points.



BATHROOM

3.3 x 1.3 (10'9" x 4'3")

Coving, panel bath, basin with pedestal, low flush wc, shower over bath, single glazed sash window and double radiator.

TENURE

Freehold with maintenance agreement in place £500 per annum.

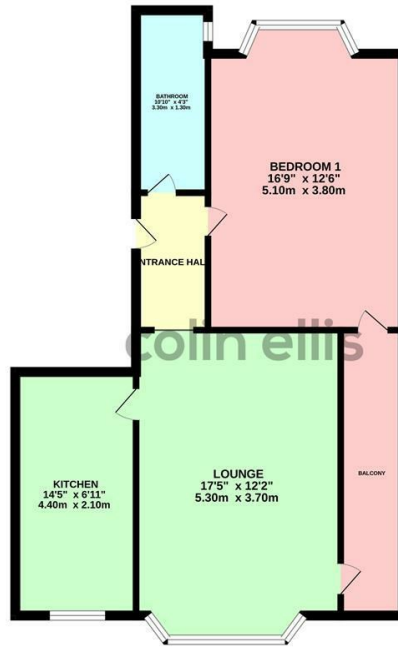
Appliances, items of furniture, and soft furnishings are available by separate negotiation.

Vaillant boiler - recently serviced.

New roof approximately 2 Years ago.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance 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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West Street - 18578697
Council Tax Band - A
Tenure - Freehold

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 | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 68 | 78 |
| | EU Directive 2002/91/EC | |



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