




colin ellis

**Kingfisher,**  
**Scarborough, YO12 7TN**

A rare opportunity to acquire one of only a handful of the larger Beach Chalets located on the first tier of the ever popular North Bay in Scarborough. The chalet has glazed French doors, tiled flooring and modern kitchen to the rear to allow you to fully make the most of this space when you wish to enjoy a day on the beach.

**Guide Price £50,000**

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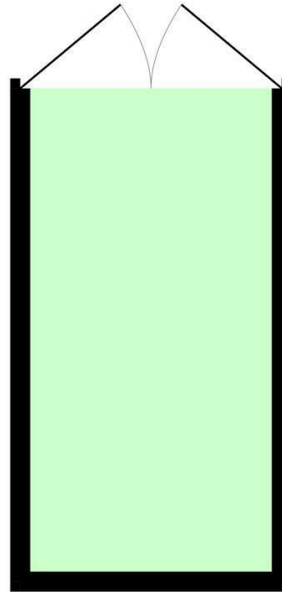


Our vendors have been successfully hiring out the chalet during their ownership and currently have forward bookings for the 2024 Summer school holidays with a potential income of £xxx. Our vendors would like to make any potential purchasers aware that they would like these bookings to be honored by the new owner(s).






GROUND FLOOR  
112 sq.ft. (10.4 sq.m.) approx.



TOTAL FLOOR AREA: 112 sq ft. (10.4 sq m) approx.  
While every attempt has been made to ensure the accuracy of the figures 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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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>		
(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 	

**Kingfisher - 18598102**  
**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.



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