



## Hall Park Close, Scarborough, YO13 0RQ

Colin Ellis welcomes to the market a THREE bedroom FIRST FLOOR apartment set within the HIGHLY DESIRABLE Scalby Village. This IMPRESSIVE property has undergone a SCHEME OF WORKS and benefits from a LOUNGE/DINER with 'JULIET' BALCONY, three DOUBLE BEDROOMS, EN-SUITE to master, MODERN INTEGRATED kitchen, COMMUNAL GARDENS and a GARAGE.

Guide Price £320,000



## FULL

Briefly comprising of an entrance hall and stairs leading to landing, lounge/diner with 'Juliet' balcony, modern integrated kitchen, three double bedrooms the master benefitting from a new en-suite ( fitted 2024 ), modern bathroom and a second set of stairs leading to the communal gardens. Outside there is an enclosed communal garden and access to the garage.

Situated in the desirable North side of Scarborough in the well regarded residential area of Scalby ideally positioned for a wide range of facilities and amenities including; supermarket, library, chemist, dentist and doctors surgery, North Cliff Golf Club, tennis courts and walking/cycling trails.

## ENTRANCE HALL AND LANDING

Coving, uPVC double glazed window/door, door to rear, built in cupboard and power points.

## LOUNGE

4.9 x 4.4 (16'0" x 14'5")

Electric fireplace, coving, uPVC double glazed windows, single radiator and power points.

## DINING ROOM

3.9 x 3.6 (12'9" x 11'9")

Coving, uPVC double glazed door and window/Juliet balcony and power points.

## KITCHEN

4.5 x 2.9 (14'9" x 9'6")

Base, wall and drawer units, wood worktop, tiled splash back, space for fridge, freezer, oven and hob, integrated dishwasher and washing machine, extractor hood, sink/drain unit, mixer tap and uPVC double glazed window.



## **BEDROOM ONE**

*3.5 x 4.2 (11'5" x 13'9")*

Coving, fitted wardrobe, single radiator, uPVC double glazed window and power points.

## **EN-SUITE**

*1.9 x 1.8 (6'2" x 5'10")*

Basin with vanity, low flush wc, shower with power cubicle, and uPVC double glazed frosted window.

## **BEDROOM TWO**

*4.2 x 3.3 (13'9" x 10'9")*

Coving, double radiator, uPVC double glazed window and power points.

## **BEDROOM THREE**

*4.1 x 2.8 (13'5" x 9'2")*

Coving, fitted wardrobe, single radiator, uPVC double glazed window and power points.

## **BATHROOM**

*2.80 x 1.40 (9'2" x 4'7")*

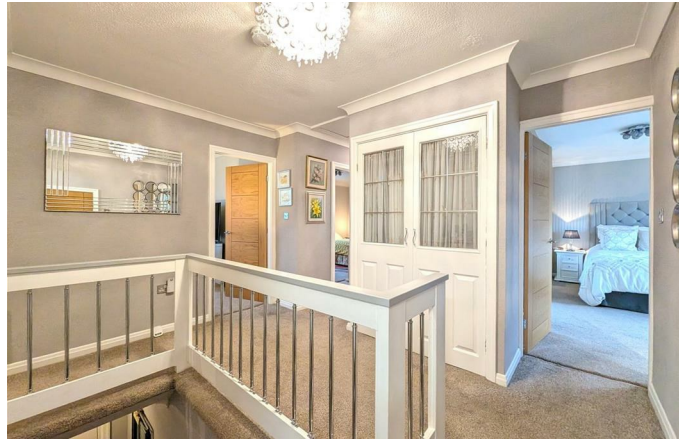
Bath, basin with vanity, low flush wc, coving, uPVC double glazed frosted window, ladder radiator and tiled floor.

## **OUTSIDE**

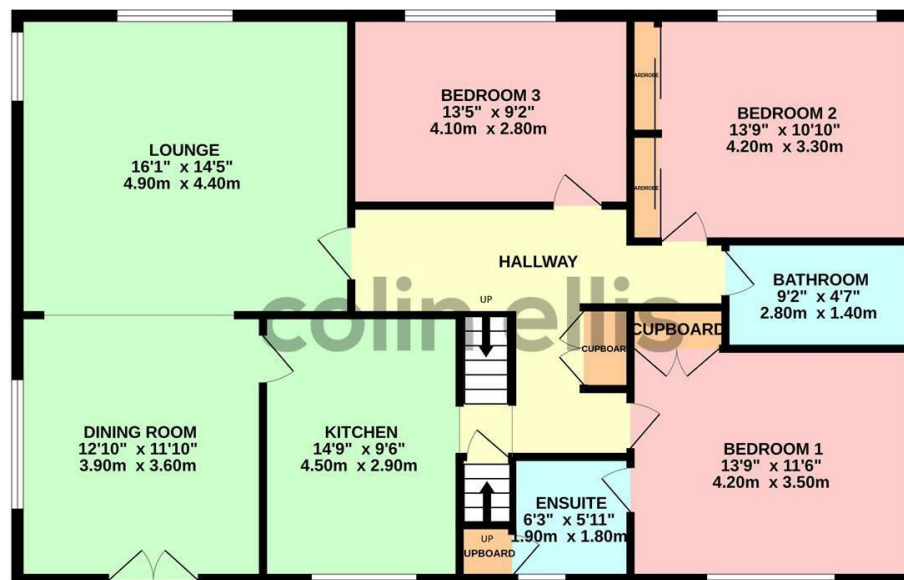
Up and over door for middle garage, communal garden and summer house with electric.

## **TENURE**

Deed of covenant in place, Number 6 pays 50% of any works.



FIRST FLOOR  
1178 sq.ft. (109.4 sq.m.) approx.



TOTAL FLOOR AREA: 1178 sq.ft. (109.4 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.  
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Hall Park Close - 18534149  
Council Tax Band - D  
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	75
(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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