



colin ellis

Weaponness Park, Scarborough, YO11 2UB

This charming TWO BEDROOM GROUND FLOOR apartment is located in the prestigious Weaponness Park area of Scarborough. This delightful property boasts a MODERN KITCHEN and a spacious layout offering plenty of room to relax and entertain. One of the highlights of this apartment is the PRIVATE GARDEN, providing a FANTASTIC OUTDOOR SPACE and entrance into the property. Viewings are highly recommended to appreciate everything this apartment has to offer.

Guide Price £325,000



COMMUNAL ENTRANCE

Communal entrance into hallway with front door into apartment.

APARTMENT ENTRANCE

Entrance hallway with coving, Karndean flooring, two ceiling lights, radiator and two storage cupboards.

LIVING ROOM

6.18 x 3.95 (20'3" x 12'11")

Coving, ceiling light, ceiling rose, radiator, French doors out onto communal front garden and folding doors into dining room.

DINING ROOM

3.96 x 3.32 (12'11" x 10'10")

Two uPVC double glazed windows, radiator, coving, ceiling light, ceiling rose and folding doors into living room.

KITCHEN

5.27 x 2.55 (17'3" x 8'4")

French doors out onto rear private garden, uPVC double glazed window, modern fitted kitchen with range of cupboards and drawers, space for fridge freezer, built in double oven, gas range hob, extractor, stainless steel splash back, inset ceiling spot lights, composite sink, built in dishwasher and pantry cupboard housing boiler (boiler fitted March 2024),

WC/UTILITY

3.07 x 1.20 (10'0" x 3'11")

WC, hand basin, vanity unit, plumbing for washing machine, uPVC double glazed frosted window, coving, ceiling light and radiator.



BEDROOM ONE

4.13 x 4.24 (13'6" x 13'10")

uPVC double glazed window overlooking private rear garden, radiator, coving, ceiling light and fitted wardrobe.

BEDROOM TWO

4.15 x 3.17 (13'7" x 10'4")

uPVC double glazed window, coving, ceiling light, radiator and fitted wardrobes.

BATHROOM

3.06 x 2.54 (10'0" x 8'3")

uPVC double glazed frosted window, bath, WC, hand basin, vanity unit, radiator/towel rail, walk in shower, wet walling, coving, ceiling light and extractor fan,

OUTSIDE

To the side is a patio area, lawn with mature borders, summer house with power. To the front is a single garage with power. The benefits from the use of communal gardens.

TENURE

Our vendors have informed us of the following:
Freehold with a maintenance agreement in place
£675 pa

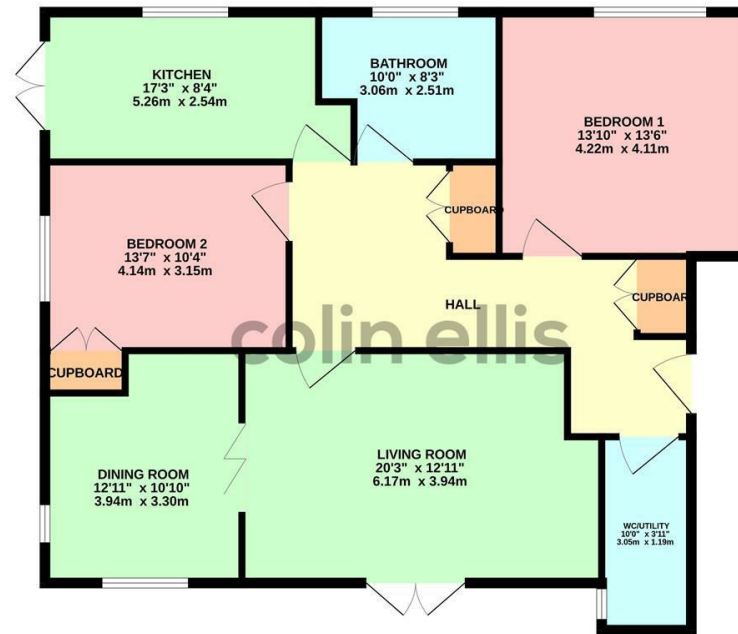
Pets - Allowed

AST's - Allowed but additional insurance must be taken

No holiday lets



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 misstatement. This 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 is given 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) A		
(81-91) B		
(69-80) C	69	78
(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	

Weaponness Park - 18619620
Council Tax Band - E
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.



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