



Westwood, Scarborough, YO11 2JD

Colin Ellis welcome to the market a TWO bedroom LEASEHOLD apartment set CLOSE TO TOWN. This WELL PRESENTED FIRST FLOOR apartment offers a large lounge with BAY WINDOW, three piece bathroom suite, MODERN KITCHEN, gas central heated and NO ONWARD CHAIN.

Guide Price £115,000



DESCRIPTION

Briefly comprising of an entrance hall with intercom, two bedrooms, three piece bathroom suite and a modern kitchen.

There is also a communal garden to the rear of the property.

Well located within the Westwood area of Scarborough the apartment offers excellent access to a wealth of amenities including local shops on Falsgrave shopping parade, two supermarkets, popular junior school, train station and Scarborough town centre itself.

ENTRANCE HALL

Wood style flooring, entry phone, double radiator and power points.

LOUNGE

6.4 x 5.0 (20'11" x 16'4")

Coving, bay window, feature fire place with gas fire and power points.

KITCHEN

5.3 x 1.9 (17'4" x 6'2")

Base, wall and drawer units, wood worktop, tiled splash back, integrated electric oven and hob, space for washing machine, freezer and fridge, sink/drainer unit, mixer tap, single radiator and power points.

BEDROOM ONE

3.7 x 2.4 (12'1" x 7'10")

Window and power points.

BATHROOM

2.3 x 1.6 (7'6" x 5'2")

Panel bath, basin with pedestal, low flush wc and power shower.



BEDROOM TWO

2.8 x 2.6 (9'2" x 8'6")

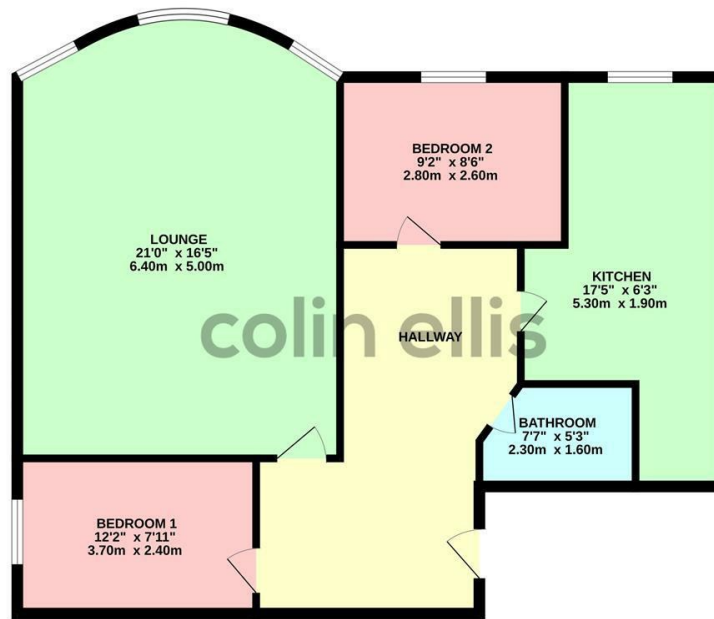
Airing cupboard, window and power points.

OUTSIDE

Communal garden to the rear.



GROUND FLOOR
931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA: 931 sq.ft. (86.5 sq.m.) approx.
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. 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) 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	EU Directive 2002/91/EC	

Westwood - 18630797
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.



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