



colin ellis

Gildercliffe, Scarborough, YO12 6NT

Colin Ellis welcome to the market a PURPOSE BUILT apartment situated in the Northside of Scarborough. This LEASEHOLD FIRST FLOOR property benefits from a PRIVATE ENTRANCE, lounge with access to BALCONY, MODERN kitchen and bathroom and COMMUNAL GARDENS. This WELL PRESENTED property also benefits from a NEW ROOF fitted 2020, combi boiler fitted 2021 (we have been informed) and NO ONWARD CHAIN.

Offers Over £70,000



DESCRIPTION

Briefly comprising of a private entrance with stairs leading to the landing, lounge with access to balcony, three piece bathroom suite, modern kitchen and a double bedroom. There are also communal front and rear gardens.

Situated in the North of Scarborough it is within walking distance of all local amenities and transport links while having the benefit of being in the catchment area for many local schools along with being close to Scarborough Hospital.

ENTRANCE HALL

Private entrance, under stairs storage, uPVC double glazed window, double radiator and power points.

LOUNGE

4.3 x 3.1 (14'1" x 10'2")

Lobby onto balcony, double radiator, uPVC double glazed window and power points.

KITCHEN

3.0 x 2.2 (9'10" x 7'2")

Base, wall and drawer units, wood work top, tiled splash back, integrated gas oven, space for fridge, freezer and washing machine, sink/drain unit, mixer tap, castle view, uPVC double glazed window and power points.

BEDROOM

3.2 x 3.0 (10'5" x 9'10")

Built in cupboard, double radiator, uPVC double glazed window and power points.

BATHROOM

1.8 x 1.7 (5'10" x 5'6")

Panel bath, basin with vanity, low flush wc and uPVC double glazed window.

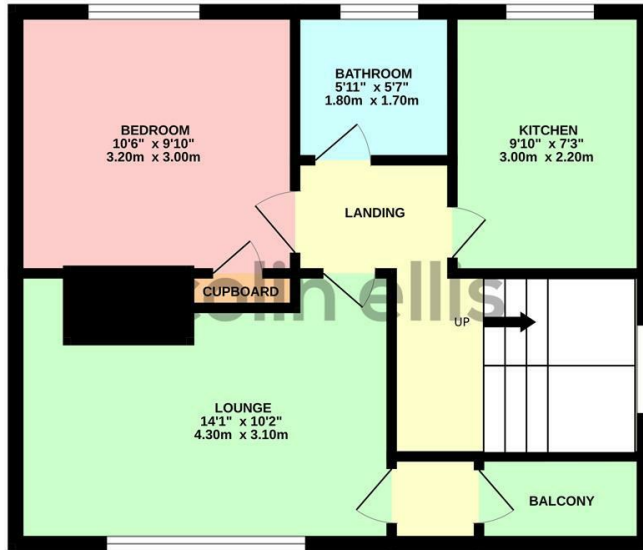
TENURE



We have been informed by our owners the front and rear garden is shared with the ground floor flat, letting and pets are allowed, maintenance charge is £169 per annum and ground rent is £10 per annum.



GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 461 sq.ft. (42.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the location described here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such for 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	66	74
	EU Directive 2002/91/EC	

Gildercliffe - 18632035
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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