



colin ellis

## Albion Road, Scarborough, YO11 2BT

Colin Ellis welcome to the market a TWO bedroom property set within the SOUGHT AFTER Southside of Scarborough. This property which is currently used as a RENTAL offers a lounge with a BAY WINDOW and a SEA GLIMPSE, two bedrooms, three piece family bathroom and a kitchen.

Offers Over £99,950



## DESCRIPTION

Briefly comprising of an entrance hall leading to a lounge with bay window, two double bedrooms, three piece bathroom suite and a kitchen.

Being located on the south side of Scarborough the apartment is well positioned for a wealth of amenities and attractions including Scarborough's South bay and the beach, Italian Gardens, The Esplanade, The Clock Tower, The Scarborough Spa, golf course, local shops plus a choice of schools and colleges.

## ENTRANCE HALL

Built in cupboard, entry phone and power points.

## LOUNGE

*4.60 x 4.10 (15'1" x 13'5")*

Bay window, laminate flooring, electric heater and power points.

## KITCHEN

*4.3 x 1.6 (14'1" x 5'2")*

Base, wall and drawer units, wood work top, tiled splash back, integrated oven and hob, space for fridge, freezer and washing machine, extractor hood, sink/drain unit, single glazed window and power points.

## BEDROOM ONE

*3.3 x 3.1 (10'9" x 10'2")*

Electric heater, uPVC double glazed window and power points.

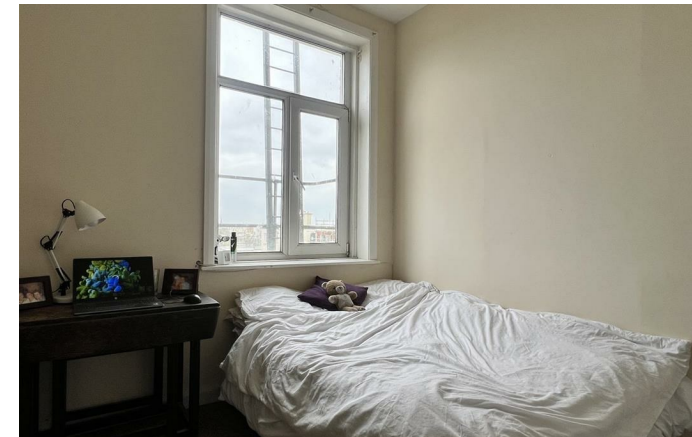
## BEDROOM TWO

*3.3 x 3.1 (10'9" x 10'2")*

Window, electric fire and power points.

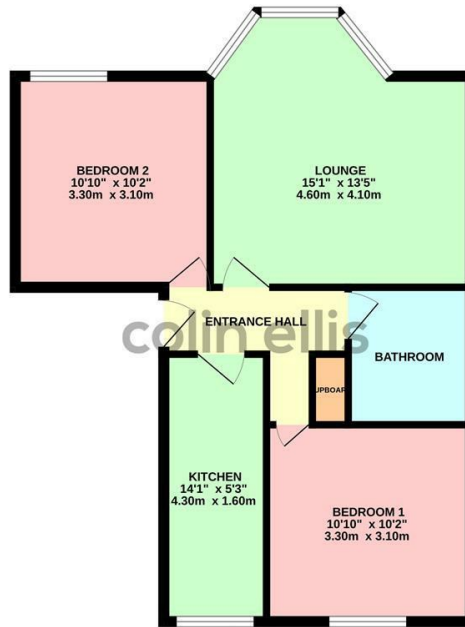
## BATHROOM

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





GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</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	

**Albion Road - 18633946**  
**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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