



colin ellis

**Filey Road,
Scarborough, YO11 3AY**

Located in this modern development and with views over Scarborough towards the castle and Headland this ONE BEDROOM GROUND FLOOR FLAT is in good condition throughout. The apartment comes with an OPEN PLAN LIVING ROOM and KITCHEN with views over the COMMUNAL GARDENS, a bedroom with WALK IN WARDROBE, modern bathroom and an allocated PARKING SPACE. NO ONWARD CHAIN.

Guide Price £125,000



COMMUNAL ENTRANCE

With post box, door entry phone system and door into flat.

HALLWAY

2.23 x 0.93 (7'3" x 3'0")

Door entry phone system, ceiling light and airing cupboard.

LOUNGE/KITCHEN

5.29 x 5.57 (17'4" x 18'3")

Lounge area with two uPVC double glazed windows, night storage heater and two ceiling lights. Kitchen area with fitted kitchen with a range of cupboards and drawers, built in oven, hob, extractor, washing machine and fridge freezer, ceiling light and night storage heater.

BEDROOM

4.11 x 2.78 (13'5" x 9'1")

uPVC double glazed window, night storage heater, ceiling light and walk in wardrobe with ceiling light (1.72 x 0.90).

BATHROOM

3.02 x 2.24 (9'10" x 7'4")

Bath with shower over, WC, hand basin, part tiled walls, towel rail/radiator, extractor fan, ceiling light and wall heater.

OUTSIDE

Allocated parking space and communal gardens.





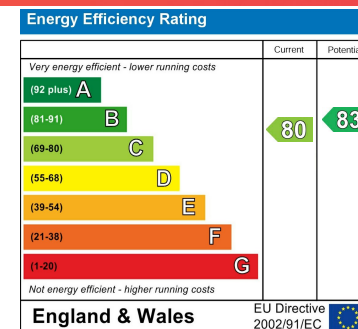
GROUND FLOOR



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Filey Road - 18654502
Council Tax Band - B
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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