



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 £116,000



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.

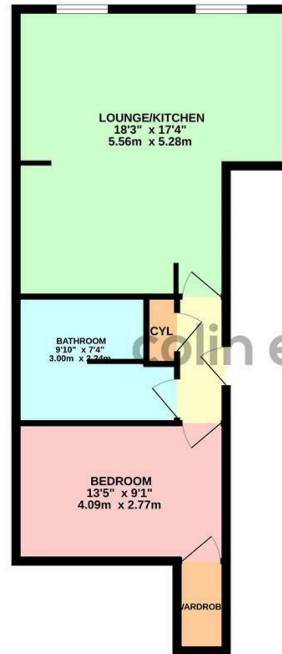
OUTSIDE

Allocated parking space and communal gardens.





GROUND FLOOR



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 errors or omissions in this statement. 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 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		
	80	83
England & Wales		EU Directive 2002/91/EC

Filey Road - 18654502
Council Tax Band - B
Tenure - Leasehold - Share of 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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