

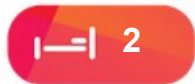


colin ellis

Scalby Mills Road, Scarborough, YO12 6RB

Located on the popular North side of Scarborough and next to North Cliff Golf Club this TWO BEDROOM GROUND FLOOR APARTMENT is part of a modern development and offers two double bedrooms, an OPEN PLAN LIVING AREA and BI FOLDING DOORS onto communal gardens. Offered to the market with NO ONWARD CHAIN this beautiful apartment with PARKING offers one level living and is only a short walk to the North Bay Beach. Viewing is highly recommended.

Guide Price £170,000



ENTRANCE

Front door into entrance hall. Entrance hall with inset ceiling spotlights, door entry phone system, airing cupboard and storage cupboard with light and plumbing for washing machine.

LOUNGE/KITCHEN/DINER

5.64 x 4.73 (18'6" x 15'6")

Lounge area: Inset ceiling spotlights, underfloor heating, bi folding doors onto patio area, two uPVC double glazed windows. Kitchen area: Fitted kitchen with integrated fridge, oven, hob, extractor, slimline dishwasher, stainless steel sink and inset ceiling spotlights.

BEDROOM ONE

3.71 x 2.53 (12'2" x 8'3")

Two uPVC double glazed windows, ceiling light and underfloor heating.

BEDROOM TWO

3.07 x 2.51 (10'0" x 8'2")

Three uPVC double glazed windows, ceiling light and underfloor heating.

BATHROOM

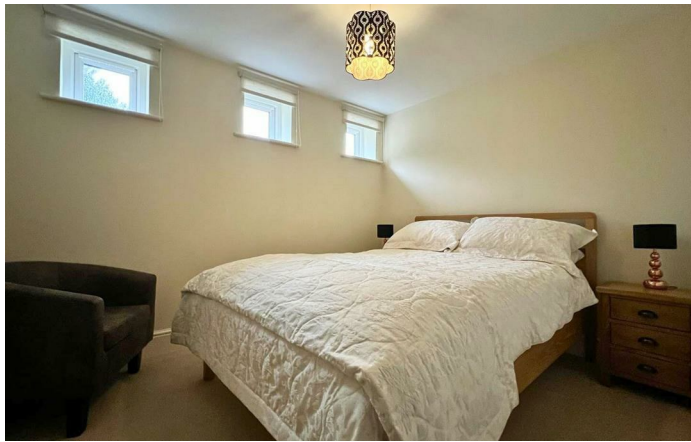
2.56 x 1.58 (8'4" x 5'2")

Bath with shower over, glass screen, hand basin, WC, heated towel rail/radiator, inset ceiling spotlights, uPVC double glazed frosted window, extractor fan and tiled walls.

OUTSIDE

The development has wrap around communal gardens and parking spaces are to the rear along with a bin store.





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 error, omission or mis-statement. The plan is for guidance purposes only and should be used as one of many factors in any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is to be given regarding their operation or efficiency can be given.
Made with Blueprint 2024

Scalby Mills Road - 18008607

Council Tax Band -

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(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	



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