



colin ellis

## The Glade, Scarborough, YO11 2SS

Colin Ellis welcome to the market a FREEHOLD, TWO bedroom PURPOSE BUILT apartment set within a CUL-DE-SAC. This ground floor apartment offers a DUAL ASPECT lounge/diner, BALCONY, double bedrooms, separate W/C, communal gardens and a GARAGE. NO ONWARD CHAIN.

Guide Price £140,000





## DESCRIPTION

Briefly comprising of a communal entrance offering a cupboard designated to this property, an entrance hall with three in built cupboards, dual aspect lounge/diner with access to the balcony, two double bedrooms, kitchen, shower room and a separate w/c.

Outside the communal gardens wrap around the property and access to the garage.

## HALLWAY

Built in cupboards, double radiator and power points.

## LOUNGE/DINER

*6.5 x 3.4 (21'3" x 11'1")*

Coving, uPVC double glazed door to balcony and window, double radiator and power points.

## KITCHEN

*3.4 x 2.3 (11'1" x 7'6")*

Base, wall and drawer units, tiled splashback, integrated oven and hob, space for dishwasher and washing machine, sink/drain unit, mixer tap and power points.

## BEDROOM ONE

*4.1 x 3.6 (13'5" x 11'9")*

Single radiator, uPVC double glazed window and power points.

## BATHROOM

*1.7 x 1.4 (5'6" x 4'7")*

Basin with pedestal, power shower cubicle, uPVC double glazed window and single radiator.

## WC

*1.7 x 1.2 (5'6" x 3'11")*

Low flush wc, single radiator and wall hung basin.





## BEDROOM TWO

4.0 x 2.7 (13'1" x 8'10")

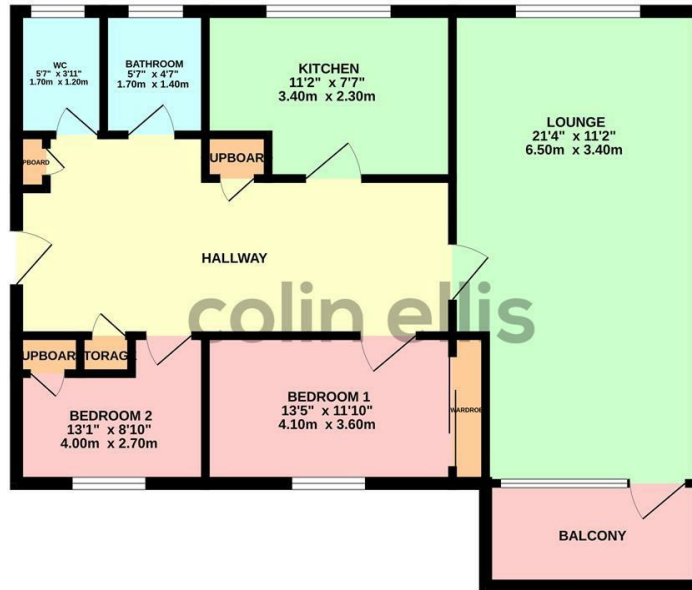
Built in cupboard, double radiator and power points.

## OUTSIDE

Garage with up and over door and communal gardens.



GROUND FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq.ft. (65.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operation 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                                   | 70      | 76                      |
| (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 |

**The Glade - 18665604**  
**Council Tax Band - B**  
**Tenure - 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.



**Tel: 01723 363565**  
**E-mail: [info@colinellis.co.uk](mailto:info@colinellis.co.uk)**

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