



colin ellis

**Danes Dyke,
Scarborough, YO12 6UG**

Immaculate throughout this TWO BEDROOM FIRST FLOOR FLAT boasts a NEWLY FITTED KITCHEN and BATHROOM, its own entrance and 24 hour alarm call service. The flat is located in the Newby/Scalby area with shops, a doctor's surgery, library and cafes close by and good transport links to Scarborough Town Centre. Offered with 70% SHARED OWNERSHIP and exclusively for over 55's. With NO ONWARD CHAIN viewing is highly recommended.

Guide Price £115,000



ENTRANCE

Front door leading to entrance hall, ceiling light and stairs to first floor landing.

INNER HALL

Loft access, ceiling light, radiator, large storage cupboard with window and utility cupboard with space for a drier.

LIVING ROOM

4.06 x 3.80 (13'4" x 12'6")

uPVC double glazed window, radiator, two ceiling lights, storage cupboard with window, emergency call point, door to hallway and sliding double doors into kitchen.

KITCHEN

3.79 x 1.48 (12'5" x 4'10")

Fitted kitchen with range of cupboards and drawers, integrated fridge freezer, dishwasher, washing machine, oven, electric hob and extractor, worktop with matching splashback, two uPVC double glazed window, ceiling spotlights and sliding double doors to living room.

BEDROOM ONE

3.19 x 3.54 (10'6" x 11'7")

uPVC double glazed window, fitted wardrobe, radiator, ceiling light and door to hallway.

BEDROOM TWO

2.67 x 2.22 (8'9" x 7'3")

uPVC double glazed window, radiator, ceiling light and door to hallway.

BATHROOM

3.19 x 1.41 (10'6" x 4'8")

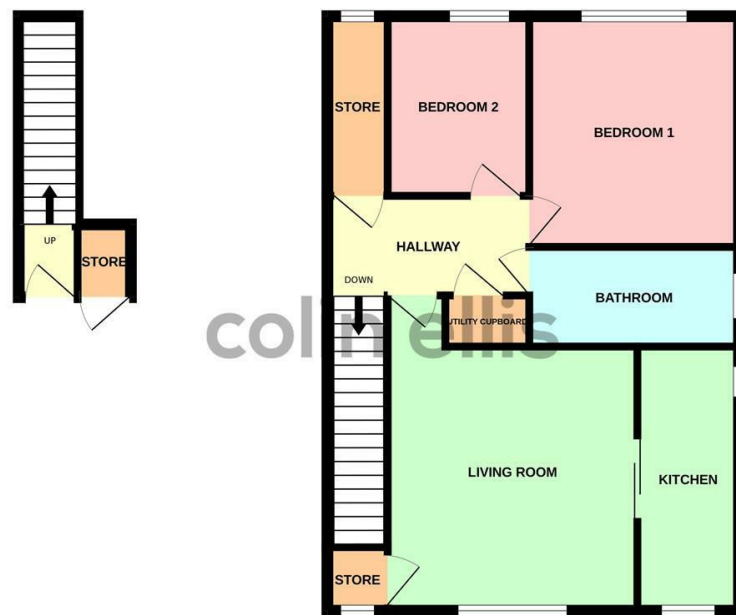
Hand basin with vanity unit, WC, mains operated walk in shower, ceiling light, wet walling, uPVC double glazed frosted window, radiator, emergency call point and door to hallway.





ENTRANCE FLOOR

FIRST 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 is made to their operability or efficiency can be given.
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Danes Dyke - 18008602

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.

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	56	65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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