



colin ellis

Weaponness Valley Road, Scarborough, YO11 2JF

This charming ground floor freehold flat offers a delightful blend of modern living and classic elegance. With two spacious bedrooms and a well appointed bathroom, this property is perfect for individuals or small families.

The grand reception room provides an inviting space for relaxation and entertainment, while the large landscaped garden to the rear presents an idyllic outdoor retreat. The garden is a rare find in a flat, adding significant value to this lovely home.

Situated within walking distance of the beautiful South Bay, residents can easily access the stunning coastline and a variety of dining options.

This modern flat is not only aesthetically pleasing but also functional, catering to the needs of contemporary living. With its generous room sizes and thoughtful layout, it promises a comfortable lifestyle. Whether you are looking to invest or find your next home, this property is a wonderful opportunity that should not be missed.

Guide Price £185,000



PROPERTY DESCRIPTION

The property briefly comprises of its own private entrance with front door leading to the hallway. There is a large lounge diner with open fire and bay window, a fitted kitchen in a shaker style and doorway leading onto the terrace. There are two large double bedrooms with the main one to the rear and the second one being to the front and having dual aspect windows. There is a modern bathroom with a shower over the bath and modern tiling. Outside is a large terrace and further large tiered walled garden with lawn, mature borders and trees.

LIVING ROOM

6.33 x 3.87 (20'9" x 12'8")

KITCHEN

2.86 x 4.06 (9'4" x 13'3")

BEDROOM

3.94 x 3.53 (12'11" x 11'6")

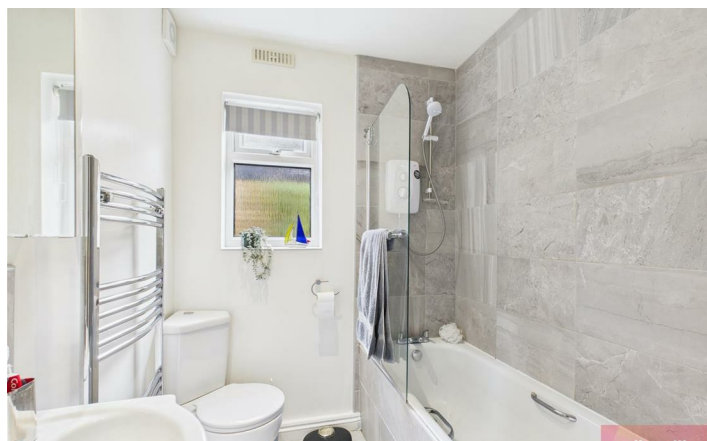
BEDROOM

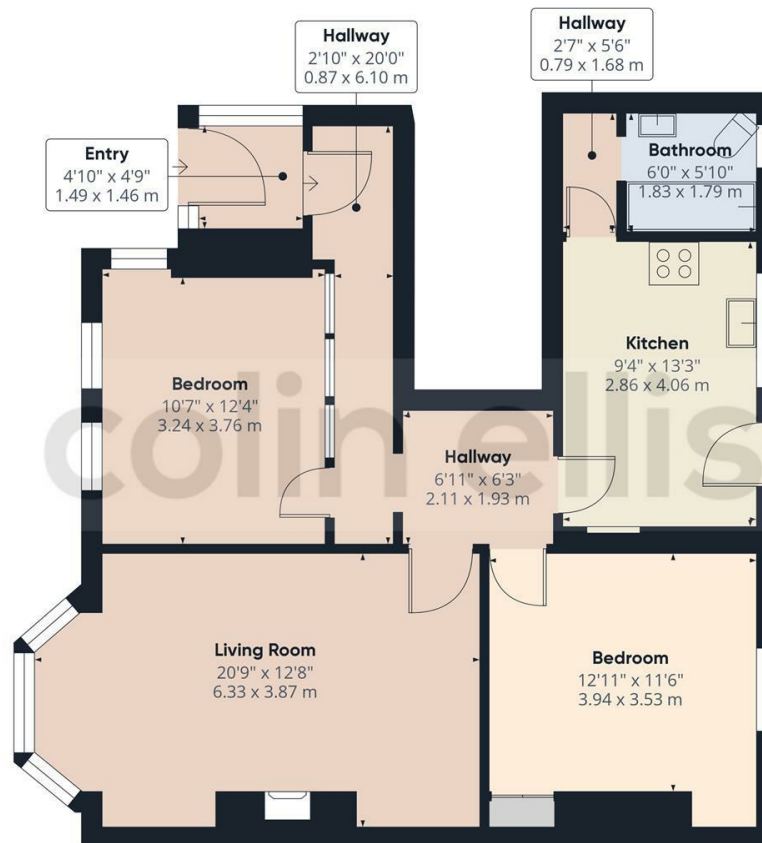
3.24 x 3.76 (10'7" x 12'4")

BATHROOM

1.83 x 1.79 (6'0" x 5'10")







Approximate total area*
846.16 ft²
78.61 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Weaponness Valley Road - 18683678

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.

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	52	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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