



colin ellis

Victoria Road, Scarborough, YO11 1SF

Only a very short walk into Scarborough Town Centre and close to local supermarkets this two bedroom ground floor flat is offered to the market with no onward chain. With large sized rooms this spacious flat has a living room, large kitchen, wet room, two double bedrooms and comes with plenty of storage. Viewing is highly recommended to appreciate the convenience of this property.

Guide Price £125,000



ENTRANCE

Composite front door into kitchen.

KITCHEN

3.16 x 3.52 (10'4" x 11'6")

Fitted kitchen with range of cupboards and drawers, stainless steel sink, wall mounted boiler, uPVC double glazed window, two ceiling lights, radiator, space for under counter fridge freezer, space for washing machine, space for cooker and door entry phone system.

LIVING ROOM

4.65 x 3.36 (15'3" x 11'0")

uPVC double glazed bay window, coving, radiator, ceiling light and fire with surround.

INNER HALLWAY

Ceiling light, two airing cupboards and large storage cupboard

STORAGE CUPBOARD

2.28 x 1.47 (7'5" x 4'9")

Ceiling light and electric socket.

BEDROOM ONE

3.15 x 3.46 (10'4" x 11'4")

uPVC double glazed window, radiator, walk in wardrobe, built in wardrobe and ceiling light.

BEDROOM TWO

3.37 x 3.27 (11'0" x 10'8")

uPVC double glazed window, radiator and ceiling light.

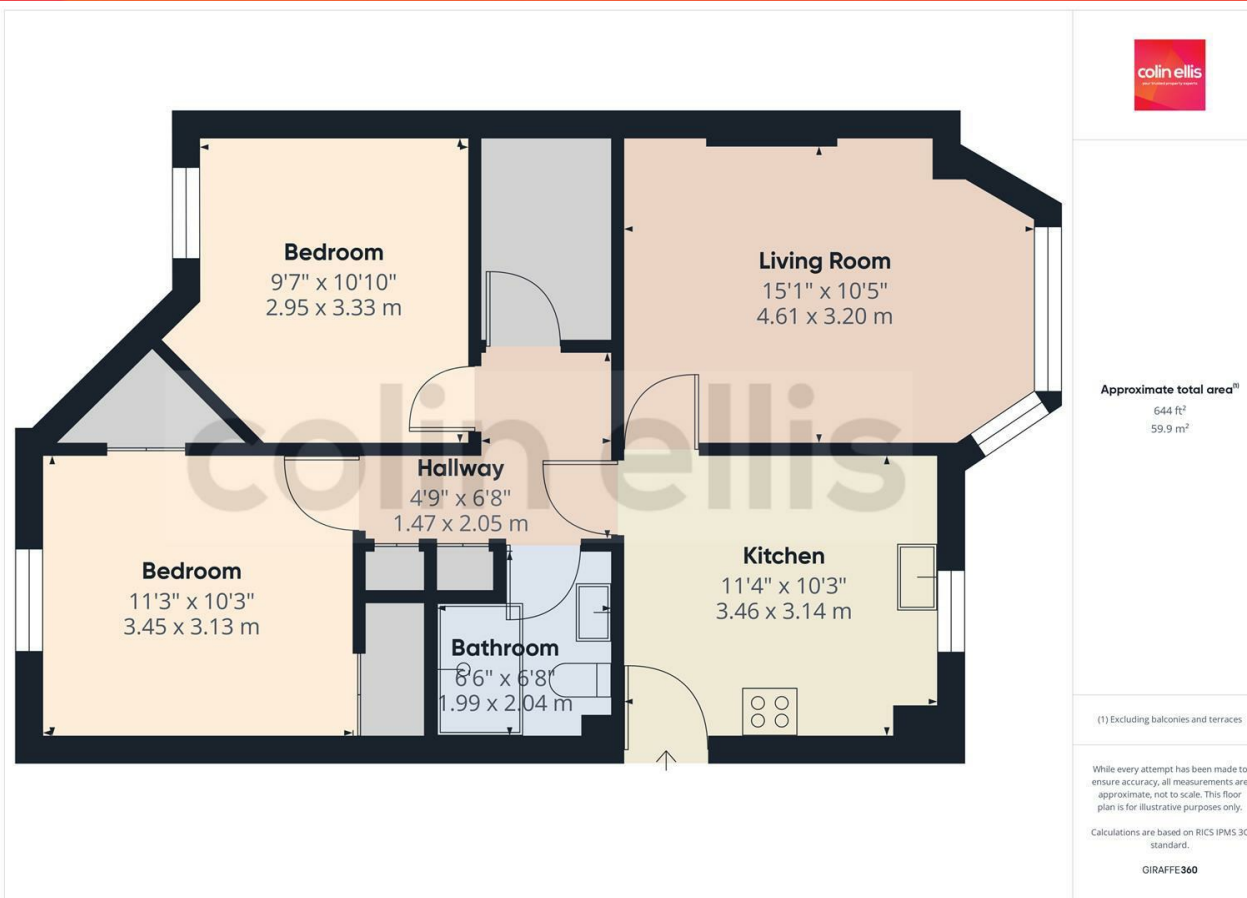
BATHROOM

2.06 x 2.02 (6'9" x 6'7")

Shower, WC, hand basin, radiator/towel rail, ceiling light and extractor fan.







Victoria Road - 18589711

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



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