



40 Ashlar Drive, Eastfield, Scarborough, YO11 3FP

50% Shared Ownership £102,500

- *NEW BUILD SEMI DETACHED PROPERTY*
- *GOOD SIZED LOUNGE*
- *THREE PIECE FAMILY BATHROOM SUITE*
- *GARAGE*
- *FOUR DOUBLE BEDROOMS*
- *DOWNSTAIRS W/C*
- *ENCLOSED TIERED GARDEN TO THE REAR*
- *MODERN KITCHEN/DINER*
- *MASTER EN SUITE*
- *TWO PARKING SPACES*

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Andrew Cowen Estate Agents proudly presents to the market this 50% SHARED OWNERSHIP, MODERN, FOUR BEDROOM SEMI-DETACHED PROPERTY situated on the Capella Development in Eastfield spread across THREE FLOORS boasting OFF-STREET PARKING, GARAGE and ENCLOSED GARDENS. This property would suit a HOST OF BUYERS including those looking for their next FAMILY HOME.



Council Tax Band: C



This property comprises briefly; entrance hallway leading into the bright and airy lounge area well as providing access into the modern, fitted kitchen/diner offering a range of hi-gloss base and wall units with a number of integrated appliances. There are french doors from the kitchen leading out into the rear garden. The ground floor also benefits from a downstairs W/C. To the first floor, there are two, good sized double bedrooms and a three piece family bathroom suite with an overhead shower. To the second floor, there are a further two bedrooms with one of the bedrooms boasting an en-suite shower room. Externally, the property features an enclosed, tiered garden to the rear with a decked area, perfect for outdoor dining. The property also benefits from off street parking for two cars and a garage.

Situated on the Capella Estate, this property is well placed for a wealth of local amenities including local shops, supermarket, Eastfield's medical centre, junior school, George Pindar secondary school and a regular bus service to Scarborough town centre.

**** The monthly payment from the 1st April 2024 to the landlord includes****

Rent - £257.17

Service Charge - £24.39

Buildings insurance - £23.33

Management fee - £13.83

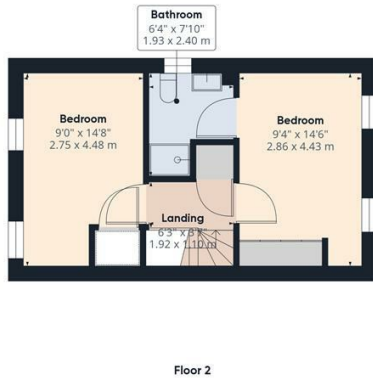
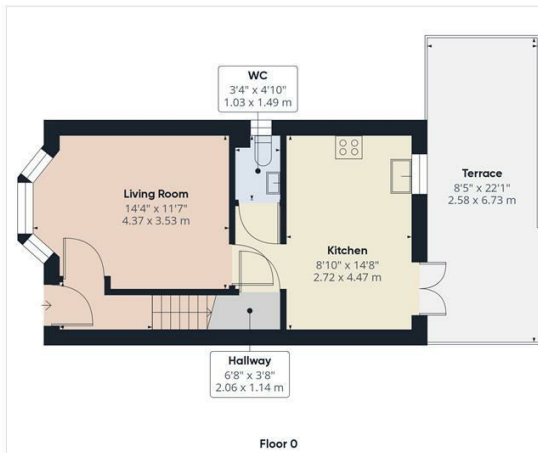
Total monthly payment - £320.72 (reviewed annually)

Viewing is essential to appreciate the space, position and feel that this fantastic property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!









Approximate total area¹⁾
 1086.75 ft²
 100.96 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.

GIRAFFE 360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		95
(92 plus) A		
(81-91) B	85	
(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	

Viewings

**Viewings by arrangement only.
 Call 01723 377707 to make an appointment.**