





colin ellis

The Glade,

Scarborough, YO11 2ST

Guide Price £148,500

A WELL PRESENTED TWO BEDROOM GROUND FLOOR FREEHOLD FLAT, RECENTLY REDECORATED AND BENEFITING FROM NEW CARPETS AND NO ONWARD CHAIN.

The property offers a spacious lounge/diner with access to a balcony area, modern fitted kitchen, two bedrooms and a contemporary shower room. Further benefits include a utility room located off the communal hallway, garage, on street parking, pleasant elevated rear outlook and a convenient residential location with access to local amenities and convenient bus services that provide a pick-up directly from your front door.

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PROPERTY DESCRIPTION

Situated within a well maintained residential development on The Glade, this attractive two bedroom ground floor freehold flat offers bright and spacious accommodation, making it an ideal choice for a range of buyers, particularly those looking to downsize or enjoy the convenience of ground floor living. The property has recently benefited from redecoration and new carpets, providing a fresh and welcoming interior ready for its next owner.

The accommodation is accessed via a communal entrance and briefly comprises an entrance hallway providing access to all rooms. The spacious lounge/diner offers ample room for both living and dining furniture, with large windows allowing plenty of natural light to fill the room. A door provides access to a balcony area, offering a pleasant outdoor space to sit and relax whilst enjoying the outlook over the surrounding communal grounds. The kitchen is fitted with a range of modern white wall and base units, complemented by coordinating worktops and tiled splashbacks, with space for appliances. There are two well proportioned bedrooms, with both bedrooms benefiting from fitted wardrobes providing useful storage space. Completing the accommodation is a contemporary shower room, finished with modern white tiling and contrasting detailing, comprising a walk-in shower enclosure, wash hand basin and WC.

A further practical benefit is the utility room, conveniently located off the communal hallway, which benefits from plumbing for a washing machine and provides a useful space for laundry facilities and storage.

Externally, the property benefits from a garage. The flat also enjoys a pleasant elevated outlook towards the rear, with views across the surrounding rooftops and neighbourhood.

The property is situated on The Glade, within an established residential area of Scarborough, conveniently positioned for access to local amenities and public transport connections. Nearby bus services provide a useful transport option for travelling into Scarborough town centre and surrounding areas, whilst the town itself offers an excellent selection of shops, supermarkets, cafés, restaurants and leisure facilities, together with its popular seafront and beaches.

Offering the convenience of ground floor living, recently refreshed interiors, a balcony area and the added benefit of a garage, this property would make an excellent permanent home, particularly for those looking to downsize or enjoy easily manageable accommodation. Early viewing is highly recommended.

LOUNGE/DINER
3.45 x 6.29 (11'3" x 20'7")

KITCHEN
3.42 x 2.36 (11'2" x 7'8")

BEDROOM
3.44 x 3.55 (11'3" x 11'7")

BEDROOM
2.74 x 4.04 (8'11" x 13'3")

BATHROOM
2.73 x 1.58 (8'11" x 5'2")

UTILITY ROOM (OFF COMMUNAL HALLWAY)
1.03 x 2.20 (3'4" x 7'2")

TENURE

Our vendor has informed us of the following:

Freehold with a maintenance agreement in place with a local managing agent
Maintenance fee: £450 PA

Please note all matters of tenure are subject to verification and clarification in a contract of sale









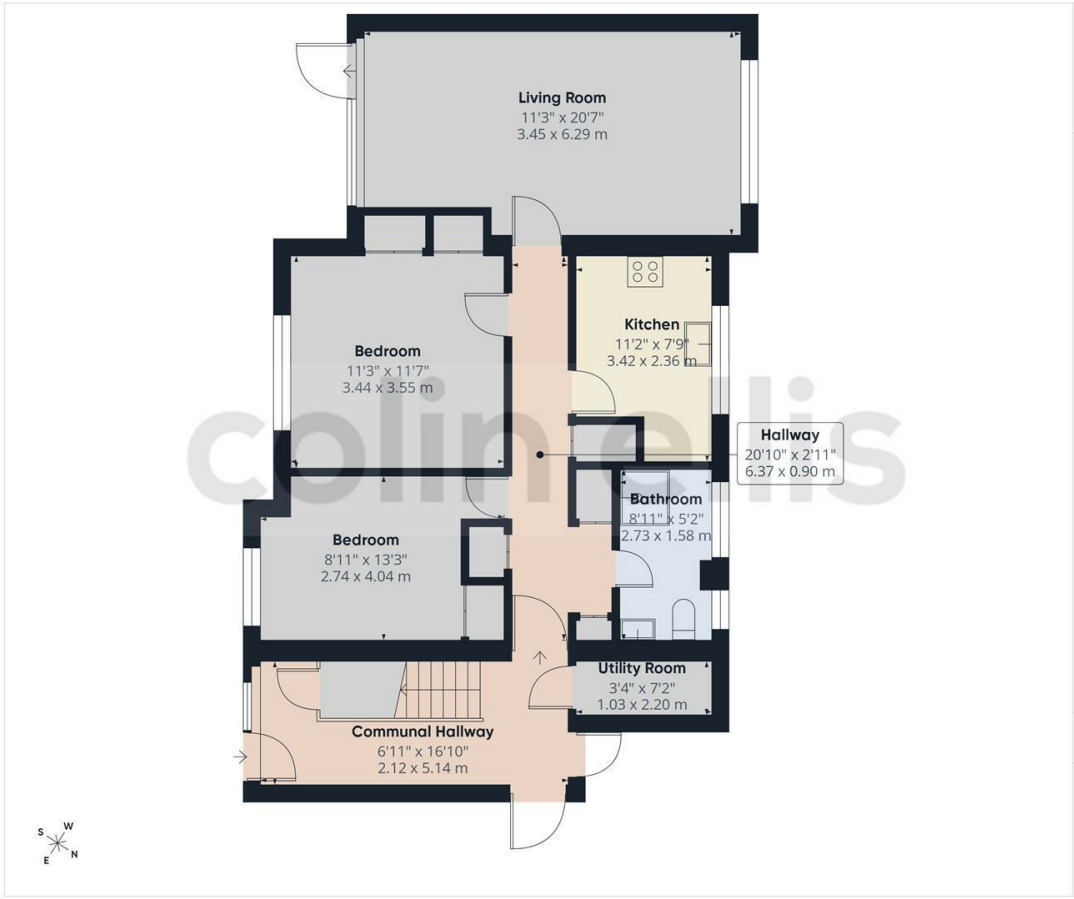












Approximate total area(1)

848 ft²

78.9 m²

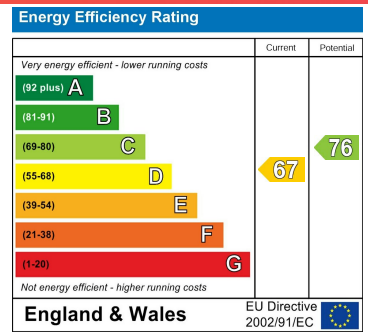
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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The Glade - 18834817
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.



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