colin ellis

7 Springhill Road,
Scarborough, YO12 4AE

Guide Price £89,999

This two-bedroom ground floor freehold flat on Springhill Road offers a fantastic blend of space, comfort, and practicality. The property features a bright and welcoming living area, complemented by a well-appointed kitchen. Positioned on the ground floor, the flat offers easy access and a convenient layout throughout. A standout feature of this property is the private rear garden, providing a perfect outdoor space. Additionally, the property benefits from a separate utility area, adding valuable extra storage and functionality to the home. With its desirable location and thoughtful layout, this property presents an excellent opportunity for buyers seeking a comfortable and versatile home.

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LIVING ROOM
3.99 x 4.08 (13'1" x 13'4")

KITCHEN
2.77 x 4.01 (9'1" x 13'1")

UTILITY ROOM
2.55 x 2.02 (8'4" x 6'7")

BEDROOM
6.26 x 3.44 (20'6" x 11'3")

BATHROOM
3.91 x 1.75 (12'9" x 5'8")

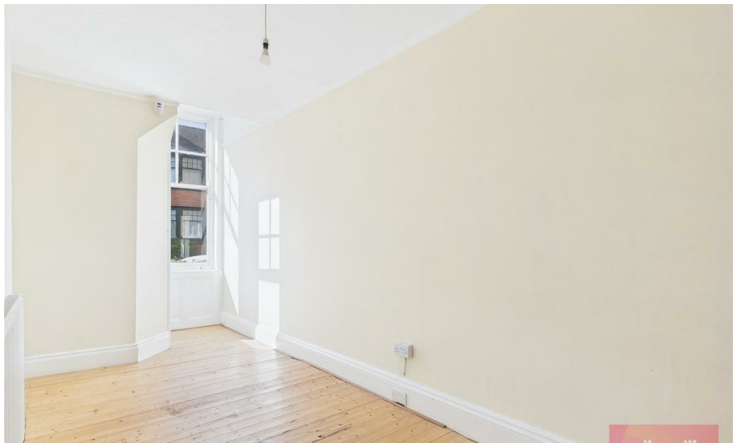
BEDROOM
4.82 x 2.40 (15'9" x 7'10")

TENURE
FREEHOLD

Our vendor has informed us of the following:

£550 per annum service charges for block
Pets - Yes
AST's - Yes
Holiday Lets - Yes

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



Approximate total area(1)

869 ft²

80.8 m²

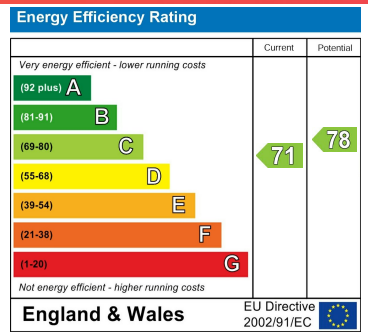
(1) Excluding balconies and terraces

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

GIRAFFE360

7 Springhill Road - 18794585
Council Tax Band - A
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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