



colin ellis

**Scalby Road,
Scarborough, YO12 5QB**

Situated within the highly regarded Strawberry Court over 55's development, this rarely available three bedroom cottage offers spacious and well-presented accommodation ideal for those seeking supported living without compromising on space or independence.

Guide Price £140,000



ABOUT STRAWBERRY COURT

Strawberry Court consists of 52 properties, including bungalows, retirement apartments and cottages. Facilities available include a lounge, conservatory and shared gardens, as well as monthly social events. A local manager looks after buildings and grounds maintenance and repairs, as well as offering further advice and support as required. Additional help and assistance is available via Hanover's 24 hour emergency call system.

PROPERTY DESCRIPTION

The property features a bright and welcoming living room with double doors opening onto the communal gardens, creating a lovely outlook. There is also a modern fitted kitchen with separate access to Scalby Road and a convenient ground floor WC. To the first floor are three well proportioned bedrooms alongside a contemporary shower room. Externally, the home enjoys a pleasant frontage with access to the beautifully maintained communal gardens, creating a peaceful and sociable environment for residents.

Strawberry Court is a sought after development designed for comfortable later living, offering a secure and community focused setting while remaining conveniently located for local amenities and transport links.

LIVING ROOM

3.61 x 3.21 (11'10" x 10'6")

KITCHEN

2.24 x 3.20 (7'4" x 10'5")

WC

2.42 x 1.05 (7'11" x 3'5")

BEDROOM

6.00 x 3.08 (19'8" x 10'1")

BEDROOM

2.77 x 3.21 (9'1" x 10'6")

BEDROOM

2.06 x 2.31 (6'9" x 7'6")

BATHROOM

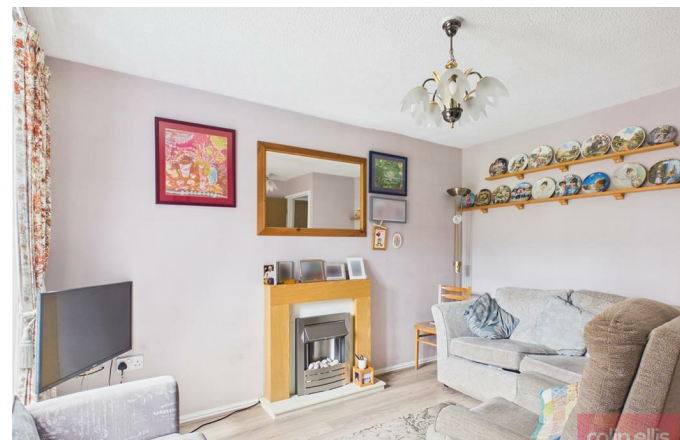
2.06 x 1.97 (6'9" x 6'5")

TENURE

Our vendor has informed us of the following:

- * Shared gardens
- * Pets Allowed
- * AST Allowed
- * No Holiday Lets
- * Service Charge £3163.44 PA

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







Approximate total area⁽¹⁾
 734 ft²
 68.1 m²

Reduced headroom
 1 ft²
 0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

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

GIRAFFE360

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	

Scalby Road - 18804011
Council Tax Band - C
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.



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