





colin ellis

Weaponness Valley Road,

Scarborough, YO11 2JF

Guide Price £150,000

Situated in a convenient location on Weaponness Valley Road, Scarborough, this well-presented two-bedroom ground floor flat offers comfortable accommodation and would make an ideal purchase for first-time buyers, downsizers or investors. The property is offered in good condition throughout and benefits from two bedrooms, a practical layout and a private rear garden, providing valuable outdoor space. On-street parking is also available. Ideally positioned for access to local amenities, shops and transport links, the flat offers a great opportunity to enjoy all that Scarborough has to offer. Offered with no onward chain, this property is ready for its next owner and is well worth an early viewing.

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HALLWAY
6.45 x 2.26 (21'1" x 7'4")

LIVING ROOM
3.84 x 4.01 (12'7" x 13'1")

KITCHEN
3.70 x 2.85 (12'1" x 9'4")

BEDROOM
3.83 x 4.42 (12'6" x 14'6")

BATHROOM
1.89 x 2.82 (6'2" x 9'3")

BEDROOM
3.39 x 3.95 (11'1" x 12'11")

TENURE
We have been provided the following information from our Vendor:

* Freehold
* Front and Rear gardens owned by this property
* Pets allowed
* Holiday Lets Allowed
* APTS Allowed



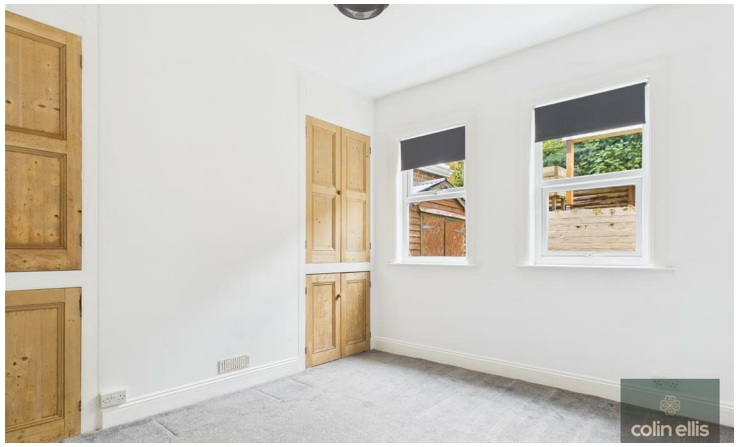





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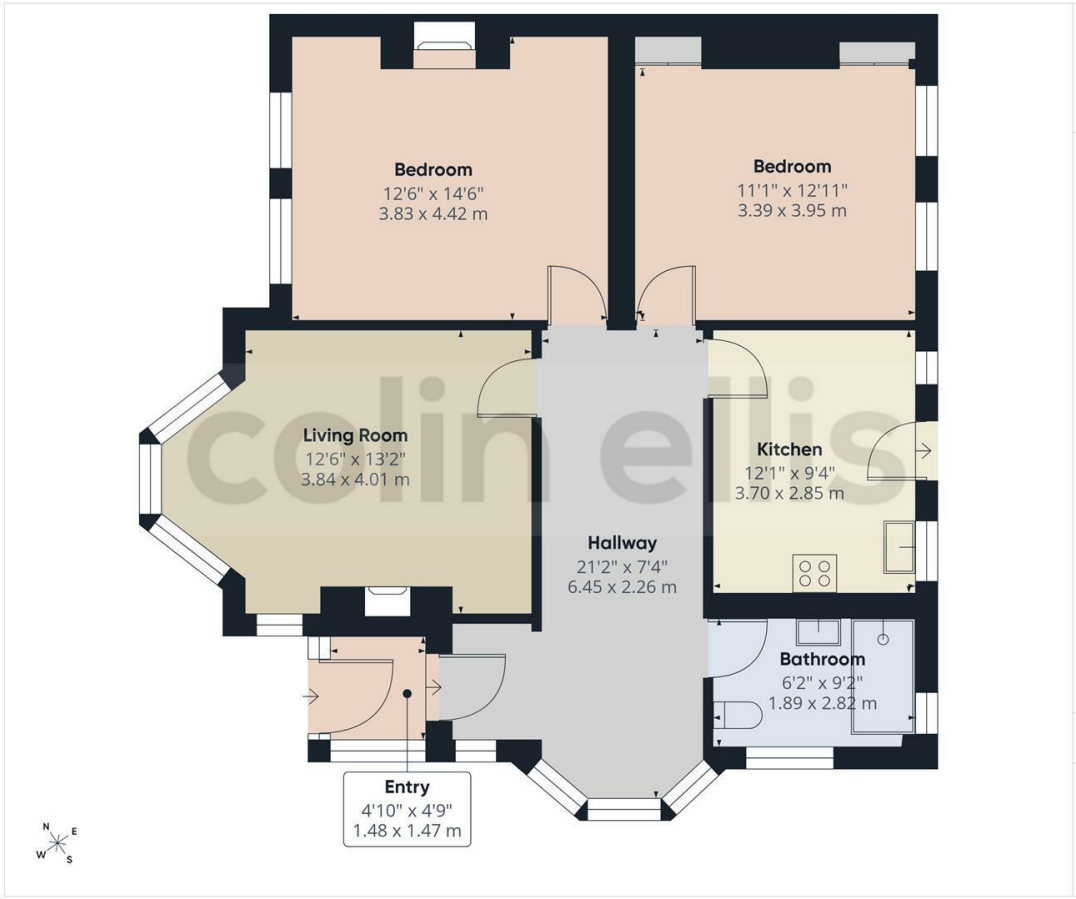

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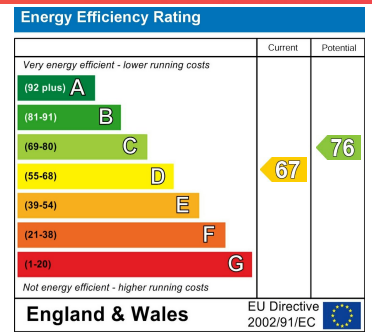

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Weaponness Valley Road - 18835382
Council Tax Band - B
Tenure - Freehold

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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