ELLIS HAY



39 Westbourne Grove

Ramshill, Scarborough, YO11 2DN

Guide Price £77,500

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A well-presented one-bedroom first floor flat situated on the south side of Scarborough, conveniently located close to the Ramshill shopping area and the town centre. The property is also within easy reach of South Bay and a range of local amenities.

The accommodation comprises a lounge, a fitted kitchen with an electric cooker, fridge and freezer, one double bedroom, and a shower room accessed from the bedroom. The property also benefits from gas central heating and is offered in good order throughout.

The flat would be suitable for a first-time buyer, someone looking to downsize, or as an investment opportunity.







STEPS TO COMMUNAL FRONT DOOR

COMMUNAL HALLWAY
With letter boxes and stairs to all floors

OWN PRIVATE DOOR

ENTRANCE HALL
With a cloaks hanging area

LARGE LOUNGE
With a Bay window overlooking the front, T.V point, radiator, fire place and a fitted fire

KITCHEN
With a range of wall and base units, overhead cupboards, fridge, freezer, electric cooker, plumbing for automatic washing machine, stainless steel sink, mixer tap, tiled splashbacks and a window overlooking the side

BEDROOM
With a range if fitted wardrobes, overhead cupboards, radiator, coved ceiling and a window overlooking the side

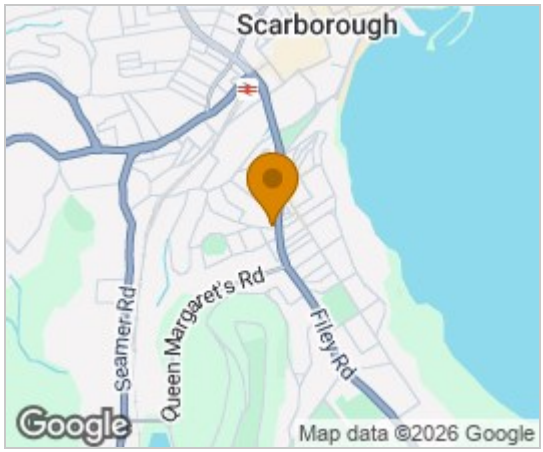
SHOWER ROOM
With a shower cubicle, electric shower, half tiled walls, low level flush W.C, pedestal wash hand basin and a heated towel rail

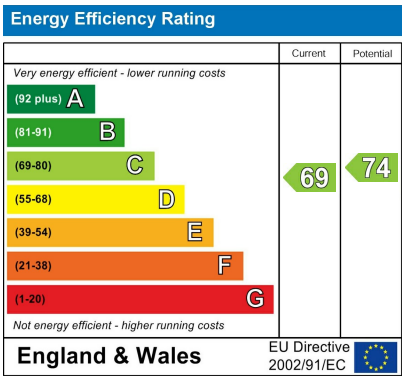
OUTSIDE
Communal areas and bins

TENURE
The property is Freehold with management by Nicholsons. We are advised by the owner that the yearly maintenance fee is in the region of £800.

HMRC
If your offer on a property is accepted, we are required under HMRC regulations to carry out Anti Money Laundering (AML) identity checks. These checks are conducted by our appointed compliance partner and a fee will be payable by the buyer for this service. Please contact Ellis Hay for further details.

Area Map





Council Tax Band: A

Tenure: Freehold

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