



colin ellis

## Weaponness Park, Scarborough, YO11 2UB

A spacious and characterful two bedroom top floor freehold apartment forming part of Woodside, an attractive period property occupying a leafy setting on the highly regarded Weaponness Park. The apartment offers generously proportioned accommodation with a particularly impressive living room, separate dining hall, fitted kitchen and bathroom. Further benefits include a garage, attractive communal garden and a recent new roof to the building. Ideally positioned close to South Cliff Golf Club and within easy reach of The Esplanade and Scarborough's coastline.

Guide Price £190,000



2



1



2



D

## PROPERTY DESCRIPTION

Occupying the top floor of the attractive Woodside building, this spacious two bedroom apartment enjoys a superb position on tree-lined Weaponness Park, a particularly desirable residential area of Scarborough.

The property offers well proportioned and versatile accommodation with plenty of natural light. A standout feature is the generous living room, where an extensive arrangement of windows provides a pleasant outlook over the surrounding greenery. A feature fireplace creates a natural focal point to the room.

There is a separate dining hall providing excellent additional living and entertaining space, together with a fitted kitchen incorporating a good range of units, work surfaces and space for appliances. The apartment provides two bedrooms, including a particularly generous principal bedroom, while the accommodation is completed by a bathroom with a white suite and shower over the bath.

Externally, Woodside is surrounded by mature greenery and an established communal garden, creating an attractive setting which complements the leafy character of Weaponness Park. The apartment also has the considerable advantage of a garage, providing useful secure parking or additional storage.

The building itself has recently benefited from a new roof, an important improvement and a notable feature for prospective purchasers.

Weaponness Park is well regarded for its attractive, tree-lined surroundings while remaining conveniently placed for Scarborough's amenities and coastline. South Cliff Golf Club is close by, with The Esplanade also within easy reach.

Combining generous accommodation, a top-floor position, garage, communal garden and an appealing setting, this distinctive apartment represents an excellent opportunity to acquire a home within one of Scarborough's most attractive residential areas.

### LIVING ROOM

6.01 x 4.06 (19'8" x 13'3")

### KITCHEN

2.50 x 2.94 (8'2" x 9'7")

### DINING HALL

2.67 x 6.14 (8'9" x 20'1")

### BEDROOM

4.97 x 3.46 (16'3" x 11'4")

### BEDROOM

4.07 x 2.35 (13'4" x 7'8")

### BATHROOM

1.95 x 2.29 (6'4" x 7'6")

### TENURE

Our vendor has informed us of the following:

- \* Freehold with a maintenance agreement in place with a local managing agent (£1,146.30 per annum)
- \* Assured Periodic Tenancy (APT): Allowed
- \* Pets: Allowed
- \* Holiday Lets: Not permitted

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







| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 62                      | 62        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**Weaponness Park - 18844425**

**Council Tax Band - C**

**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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