





colin ellis

Scalby Road,

Scarborough, YO12 5QB

Guide Price £130,000

Situated within the popular over 55s development at Strawberry Court, Scarborough, this charming two bedroom, two bathroom cottage offers comfortable and convenient living. Ideal for those looking to enjoy a relaxed lifestyle, the property provides well-proportioned accommodation with the added benefit of two bathrooms. Perfect for downsizers or anyone seeking a more manageable home, this delightful cottage offers an opportunity to enjoy independent living within a community designed for the over 55s. Early viewing is highly recommended to appreciate all that this property has to offer.

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HALLWAY
1.05 x 1.45 (3'5" x 4'9")

LIVING ROOM
3.32 x 4.78 (10'10" x 15'8")

KITCHEN
3.42 x 3.42 (11'2" x 11'2")

BATHROOM
1.07 x 2.35 (3'6" x 7'8")

BEDROOM
3.45 x 4.76 (11'3" x 15'7")

BATHROOM
2.11 x 2.34 (6'11" x 7'8")

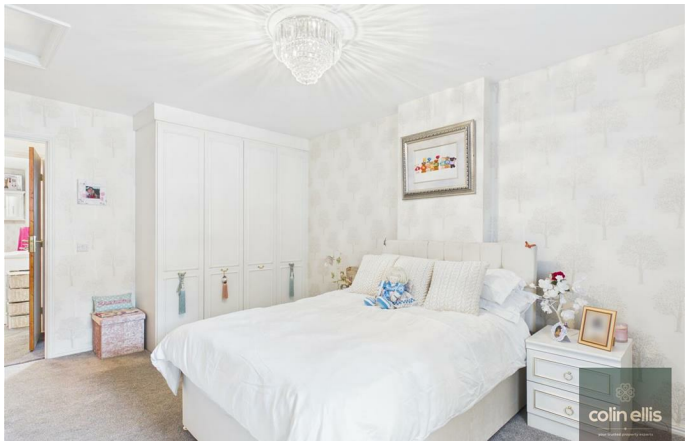
BEDROOM
2.35 x 3.47 (7'8" x 11'4")

TENURE
The vendor has informed us of the following:

* Freehold
* Maintenance agreement in place
* All gardens shared
* Pets allowed
* Assured Periodic Tenancy (APT): Allowed
* Holiday Lets not allowed
* Maintenance Charge £259.33








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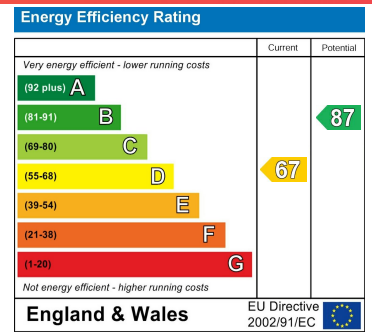

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Scalby Road - 18862450
Council Tax Band - C
Tenure - Freehold

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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