



colin ellis

## Filey Road, Scarborough, YO11 2TP

Located within the popular Hartford Court development in Scarborough, this well-presented 1-bedroom second floor flat offers a comfortable and secure lifestyle exclusively for residents aged 55 and over offered with no onward chain. The property features a living/dining area with a kitchen, a generous double bedroom with built-in storage, and a shower room. The flat is situated on the second floor and is accessible via both stairs and a lift.

Guide Price £62,000

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 1	

## LIVING ROOM

5.96 x 3.23 (19'6" x 10'7")

## KITCHEN

2.47 x 2.28 (8'1" x 7'5")

## BATHROOM

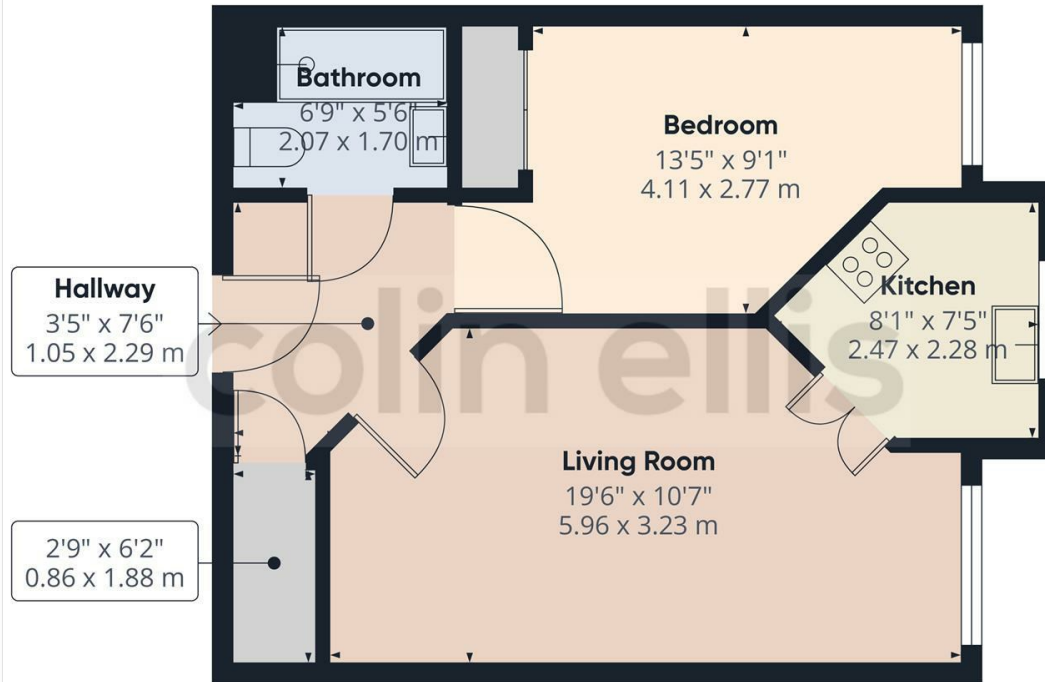
2.07 x 1.70 (6'9" x 5'6")

## BEDROOM

4.11 x 2.77 (13'5" x 9'1")







Approximate total area<sup>(1)</sup>  
451 ft<sup>2</sup>  
42 m<sup>2</sup>

(1) Excluding balconies and terraces

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

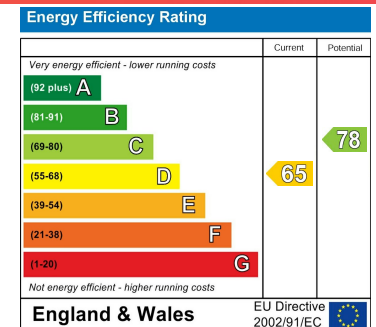
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**Filey Road - 18746826**

**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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