colin ellis

Queen Margarets Road,

Scarborough, YO11 2SA

Guide Price £130,000

A well proportioned two bedroom freehold ground floor apartment, forming part of a purpose-built block, occupying an elevated position with far reaching views and offered to the market with no onward chain and benefiting from a garage.

2 | 1 | 1 | EPC

PROPERTY DESCRIPTION

The accommodation comprises a welcoming entrance hallway with useful storage, leading through to a bright and spacious living room featuring a large bay window that floods the room with natural light. The separate kitchen offers a range of fitted units with space for appliances.

There are two generously sized double bedrooms, both well presented, along with a modern shower room fitted with a contemporary suite.

Externally, the property enjoys well maintained communal surroundings and access to a private garage. The elevated position also affords attractive far reaching views from the rear.

The property is ideally suited to a range of buyers including downsizers, first-time purchasers, or investors, and is conveniently located for local amenities, and transport links.

Early viewing is highly recommended to fully appreciate the space, location, and potential on offer.

LIVING ROOM

5.15 x 4.22 (16'10" x 13'10")

KITCHEN

3.23 x 2.60 (10'7" x 8'6")

BEDROOM

3.37 x 3.66 (11'0" x 12'0")

BEDROOM

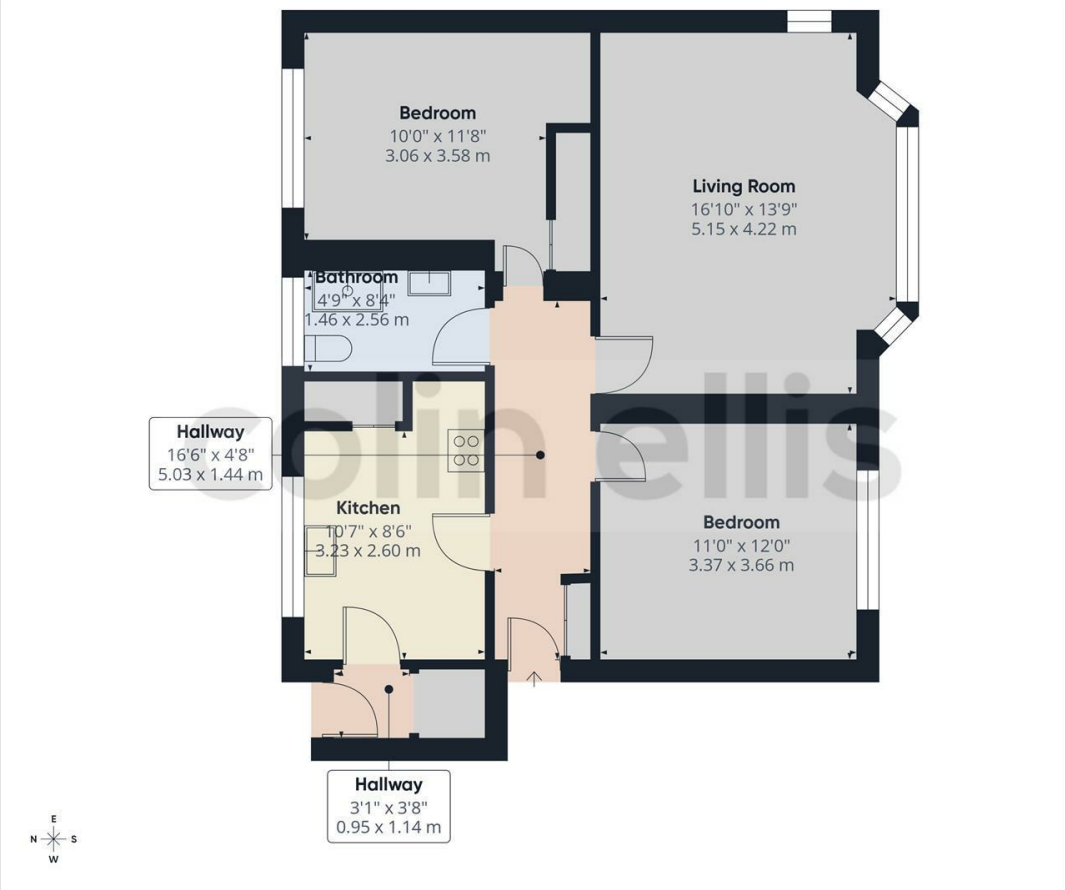
3.06 x 3.58 (10'0" x 11'8")

BATHROOM

1.46 x 2.56 (4'9" x 8'4")

TENURE

Our vendor(s) have advised us of the following:
TBC
Please note all matters of tenure are subject to verification and clarification in a contract of sale



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Approximate total area(1)

749 ft²

69.5 m²

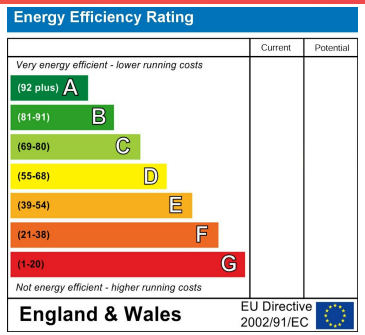
(1) Excluding balconies and terraces

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

GIRAFFE360

Queen Margarets Road - 18794440
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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