



colin ellis

Prospect Place, Scarborough, YO11 1NS

This TWO BEDROOM MAISONETTE has AMAZING SEA VIEWS over Scarborough's South Bay Beach and has recently had a scheme of works. The apartment is SPLIT OVER TWO FLOORS and comes with new double glazed sash windows and a BALCONY to the sea side. A stand out feature of this property is the GARDEN for use solely for this apartment with a lawn, borders and views over the sea. Offered to the market with NO ONWARD CHAIN and in great condition throughout this property is definitely worth viewing.



Guide Price £200,000

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COMMUNAL ENTRANCE

Communal entrance to front door of flat.

KITCHEN

3.95×3.36 (12'11" x 11'0")

Coving, ceiling light, double glazed sash window, fitted kitchen with range of cupboards and drawers, stainless steel sink, built in double oven, electric hob and extractor, space for under counter fridge and freezer, radiator and storage cupboard housing wall mounted boiler.

LIVING ROOM

6.66×3.75 (21'10" x 12'3")

Coving, two double glazed sash windows opening out onto balcony with views over south bay, four wall lights and two radiators.

STAIRS TO LOWER FLOOR

LOWER FLOOR HALLWAY

Ceiling light, radiator, under stairs storage cupboard and double glazed door out onto garden.

BEDROOM ONE

4.58×3.80 (15'0" x 12'5")

Double glazed sash window, coving, radiator and ceiling light.

BEDROOM TWO

3.43×4.41 (11'3" x 14'5")

Double glazed sash window, internal window, ceiling light, ceiling rose and radiator.

BATHROOM

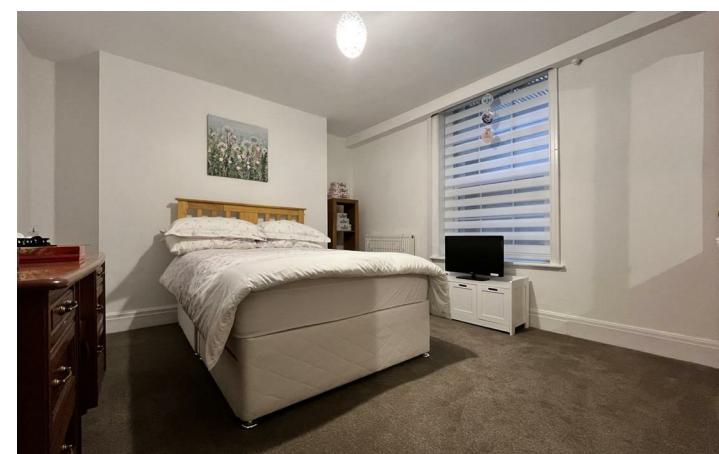
2.36×2.05 (7'8" x 6'8")

Bath with shower attachment, WC, hand basin with vanity unit, radiator, electric wall heater, ceiling light and extractor fan.

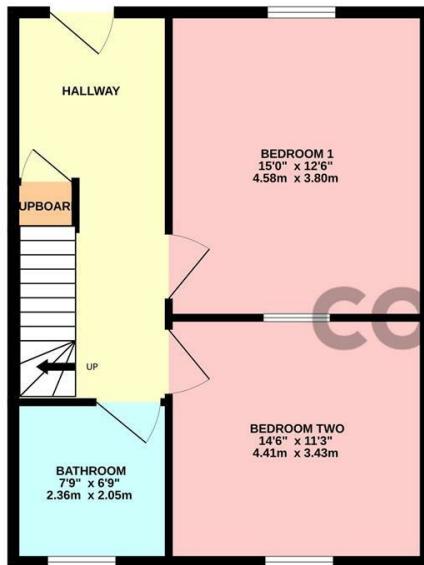
OUTSIDE

Patio area, lawn and views over south bay.

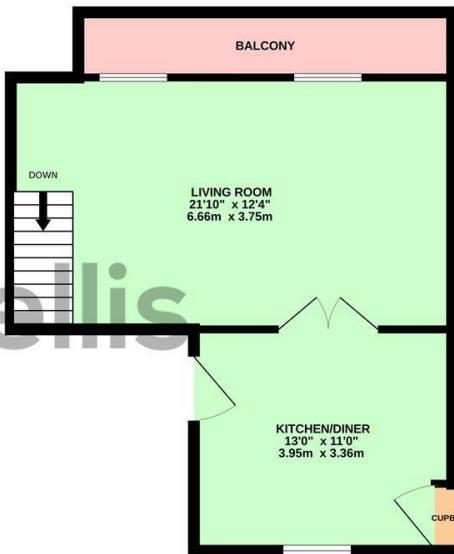




LOWER GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.



GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1038 sq.ft. (96.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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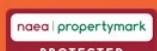
Prospect Place - 18682223

Council Tax Band - A

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.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 74 | 80 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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