colin ellis

Scalby Road,
Scarborough, YO12 6TB

Guide Price £140,000

Situated in a pleasant residential setting with attractive communal grounds, this well proportioned two bedroom first floor flat offers spacious accommodation, a private garage, and is available with no onward chain, making it an ideal purchase for first-time buyers or downsizers.

The property is ideally positioned within easy reach of local amenities, transport links making it a convenient and desirable place to live.

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PROPERTY DESCRIPTION

The property is accessed via its own private entrance, leading to a staircase rising to the first floor, giving the feel of a house rather than a typical apartment. The living room is a bright and generously sized space, featuring a large picture window that enjoys an elevated outlook across the surrounding area, filling the room with natural light. The kitchen is fitted with a range of modern wall and base units, complemented by work surfaces and space for appliances, with a pleasant outlook. There are two well proportioned bedrooms, including a particularly spacious principal bedroom with built-in storage and direct access to a small balcony, offering far-reaching views.

The accommodation is completed by a modern shower room.

LIVING ROOM

5.27 x 4.25 (17'3" x 13'11")

KITCHEN

2.62 x 3.13 (8'7" x 10'3")

BEDROOM

4.39 x 3.57 (14'4" x 11'8")

BEDROOM

3.03 x 3.81 (9'11" x 12'5")

BATHROOM

1.70 x 2.52 (5'6" x 8'3")

CLOAKROOM

0.90 x 1.52 (2'11" x 4'11")

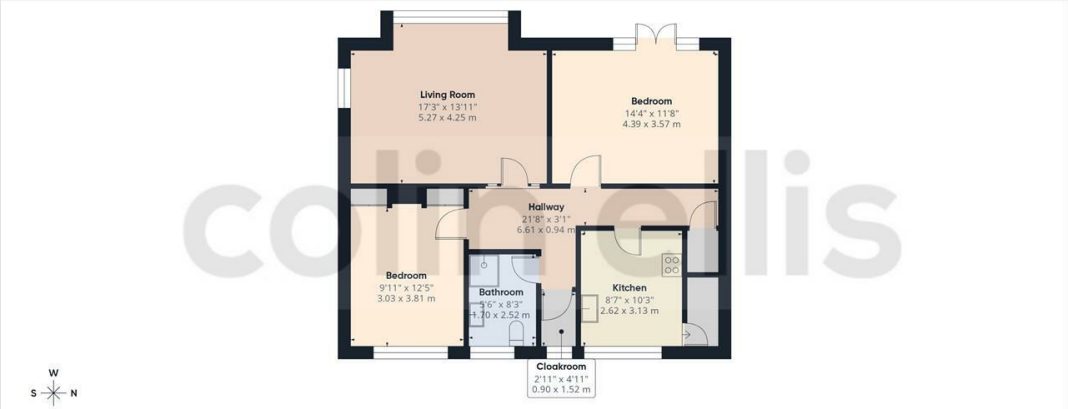
TENURE

Our vendor has informed us of the following:

* Maintenance agreement in place with a local managing agent
* Maintenance fee £1,245 per annum
* Pets - TBC
* AST's - TBC
* Holiday Lets - TBC

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

Floor 1



Floor 2

Approximate total area(1)

860 ft²

80.1 m²

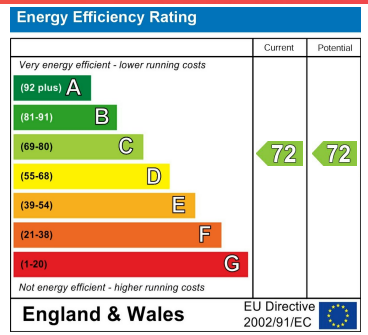
(1) Excluding balconies and terraces

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

GIRAFFE360

Scalby Road - 18780278
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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