



# colin ellis

**Weaponness Valley Road,  
Scarborough, YO11 2JF**

Immaculately presented throughout this TWO BEDROOM GROUND FLOOR APARTMENT has spacious rooms, TWO DOUBLE BEDROOMS, beautiful ORIGINAL FEATURES as well as a LARGE rear GARDEN. This exceptional home is currently used as a successful HOLIDAY LET and is conveniently located close to the town centre as well as local amenities and the South Bay beach. Viewing is highly recommended to appreciate the size and condition of this property. Offered with NO ONWARD CHAIN and can be sold as a going concern.



**Offers In Excess Of £170,000**

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## ENTRANCE

Communal entrance leading to entrance door into hallway.

## ENTRANCE HALL

Coving and inset ceiling spotlights.

## LOUNGE/DINER

6.38 x 4.05 (20'11" x 13'3")

uPVC double glazed bay window, feature fireplace, radiator, two wall lights, ceiling light, ceiling rose, original coving, picture rail and door to inner hallway.

## INNER HALLWAY

Ceiling light and coving.

## KITCHEN

3.76 x 2.87 (12'4" x 9'5")

uPVC double glazed rear access door, two uPVC double glazed windows, fitted kitchen with range of cupboards and drawers, built in oven, gas hob and extractor, part tiled walls, inset ceiling spotlights, space for washing machine, dishwasher and fridge freezer and door to bathroom.

## BATHROOM

2.87 x 1.80 (9'5" x 5'11")

Three uPVC double glazed frosted windows, bath with shower over, glass shower screen, WC, hand basin, heated towel rail/warmer, radiator, inset ceiling spotlights, extractor fan and door to kitchen.

## BEDROOM ONE

3.55 x 3.97 (11'8" x 13'0")

uPVC double glazed window, radiator, coving, ceiling light, two built in storage cupboards (one housing the boiler) and door to inner hallway.



## BEDROOM TWO

4.12 x 3.90 (13'6" x 12'10")

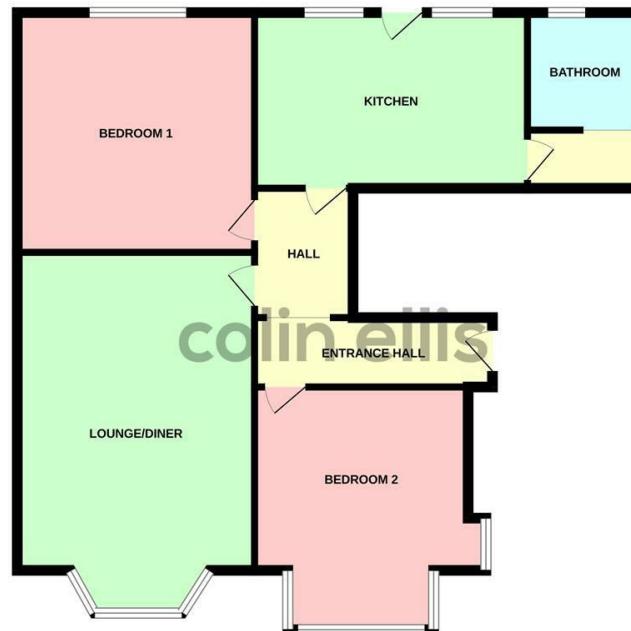
Box bay upvc double glazed window, coving, ceiling light, ceiling rose, radiator and door to entrance hall.

## OUTSIDE

To the front are stairs and a path leading to the front door. To the rear is a walled terrace with patio area and behind is a large tiered garden with lawn and mature borders and trees.



GROUND FLOOR



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 dimensions, areas and locations of rooms and other features have not been tested and no guarantee as to their operability or efficiency can be given.  
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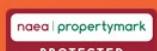
Weaponness Valley Road - 18008583

Council Tax Band -

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		77
(81-91) B		
(69-80) C		66
(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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