



colin ellis

Box Hill, Scarborough, YO12 5NG

Situated in a popular residential area, this well presented two bedroom ground floor freehold flat offers spacious accommodation together with the benefit of a front garden, private patio garden and a garage.

The property would make an ideal purchase for first time buyers, downsizers or investors, offering comfortable ground floor living within a popular residential location.

Guide Price £220,000



PROPERTY DESCRIPTION

The property is accessed via a private entrance leading into a central hallway providing access to all principal rooms. To the front is a generous living room featuring a large window allowing plenty of natural light and a feature fireplace creating a comfortable reception space. The modern fitted kitchen offers a range of wall and base units with ample worktop space. Double doors open directly onto a private enclosed patio garden, ideal for outdoor seating and entertaining. The property offers two well proportioned double bedrooms, with the principle bedroom benefiting from built in wardrobes. The accommodation is completed by a modern shower room fitted with a walk-in shower, WC and wash basin.

Externally, the property benefits from a private front garden providing an attractive approach, together with a private patio garden accessed directly from the kitchen. The property also includes a garage accessed via the driveway. The driveway provides access to the garage together with a pull-in area to the front of the property.

LIVING ROOM

4.60 x 4.33 (15'1" x 14'2")

KITCHEN

4.19 x 2.68 (13'8" x 8'9")

BEDROOM

3.74 x 4.05 (12'3" x 13'3")

BEDROOM

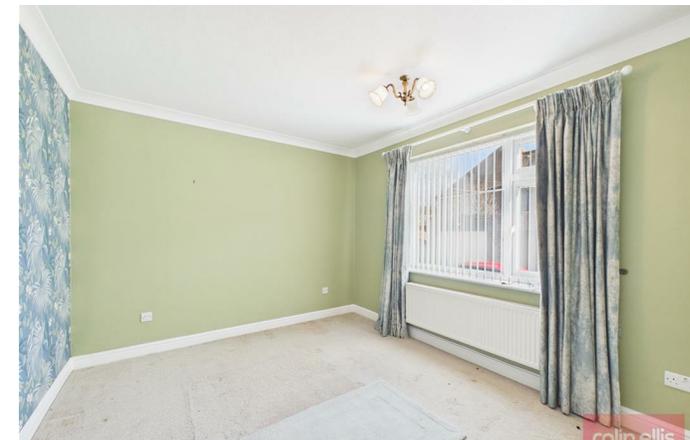
3.03 x 3.75 (9'11" x 12'3")

BATHROOM

1.60 x 2.72 (5'2" x 8'11")

TENURE

Freehold flat with a Deed of Covenant in place
Assured Shorthold Tenancies are allowed
Pets are allowed at the property provided that they do not become a nuisance or annoyance to the other flat owners
Holiday Lets are not permitted
Please note all matters of tenure are subject to verification and clarification in a contract of sale







Approximate total area⁽¹⁾
787 ft²
73 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

Box Hill - 18790099
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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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