



## Scholes Park Road, Scarborough, YO12 6RR

Located on the popular North Side of Scarborough this beautifully presented TWO BEDROOM FIRST FLOOR APARTMENT is offered to the market in great condition throughout and with NO ONWARD CHAIN. Only a short walk to the North Bay Beach and benefiting from a GARAGE, viewing is highly recommended.

Guide Price £145,000

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## PROPERTY DESCRIPTION

The property briefly comprises its own private entrance with stairs leading to the first floor landing, a living room with fireplace leading to a light and airy kitchen. There are two double bedrooms with built in storage, a modern bathroom with walk in shower and a storage cupboard on the hallway. Outside are communal gardens and a garage.

## LIVING ROOM

3.47 x 4.30 (11'4" x 14'1")

## KITCHEN

2.46 x 2.75 (8'0" x 9'0")

## BEDROOM

3.68 x 3.03 (12'0" x 9'11")

## BEDROOM

2.56 x 3.08 (8'4" x 10'1")

## BATHROOM

1.95 x 2.16 (6'4" x 7'1")







colin ellis



Approximate total area<sup>(1)</sup>  
505.9 ft<sup>2</sup>  
47 m<sup>2</sup>

Floor 1



Floor 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Scholes Park Road - 18682146

Council Tax Band - B

Tenure - Leasehold

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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