



colin ellis

## Castle Road, Scarborough, YO11 1HY

Situated on the sought-after Castle Road, this well-presented one-bedroom flat offers a perfect blend of comfort, convenience. Ideal for first-time buyers, holiday home seekers, or investors, the property enjoys an elevated position with far-reaching views across Scarborough, including glimpses of the sea and historic Scarborough Castle.

Guide Price £75,000



## PROPERTY DESCRIPTION

This property briefly comprises of entrance space leading to open kitchen/living space with double doors to balcony, double bedroom and bathroom with separate wc.

## KITCHEN/LIVING AREA

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

## BEDROOM

2.40 x 2.72 (7'10" x 8'11")

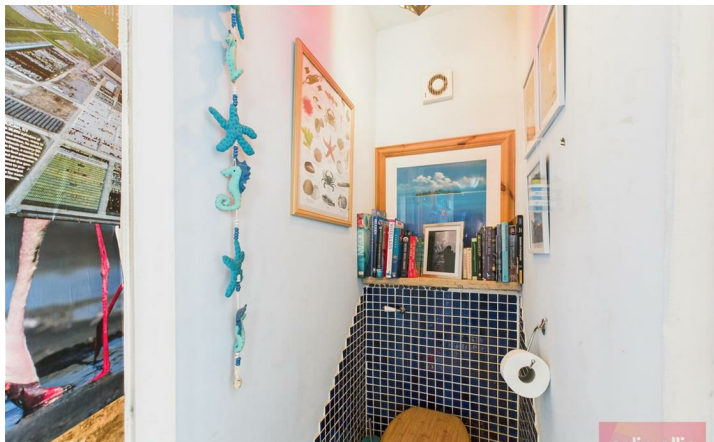
## WC

1.10 x 0.71 (3'7" x 2'3")

## BATHROOM


1.90 x 1.00 (6'2" x 3'3")





**Castle Road - 18687180**  
**Council Tax Band - A**  
**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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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