



colin ellis

**Keld Close,
Scarborough, YO12 6UF**

Located on an over 55's exclusive development this TWO BEDROOM GROUND FLOOR APARTMENT comes with access onto the COMMUNAL GARDENS, a NEW BOILER and double glazing. The Keld Close development offers INDEPENDENT LIVING for the over 55's but includes assistance via a linked central 24 hour warden service. The apartment is offered to the market in GREAT CONDITION and NO ONWARD CHAIN.



Guide Price £85,000

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ENTRANCE

Front door into entrance hall with ceiling light, coving, radiator, door entry phone system, emergency pull cord and storage cupboard housing boiler (installed January 2024).

LIVING ROOM

3.66×3.75 (12'0" x 12'3")

uPVC double glazed windows, uPVC double glazed patio door onto patio and communal garden, fire with surround, ceiling light, coving and radiator.

KITCHEN

2.98×2.47 (9'9" x 8'1")

Fitted kitchen with range of cupboards and drawers, built in fridge freezer, double oven, electric hob, microwave and washing machine, extractor fan, ceiling light and radiator.

BEDROOM ONE

3.02×3.67 (9'10" x 12'0")

uPVC double glazed window, fitted furniture, radiator and ceiling light.

BEDROOM TWO

3.55×1.87 (11'7" x 6'1")

uPVC double glazed window, radiator, ceiling light and fitted wardrobe.

SHOWER ROOM

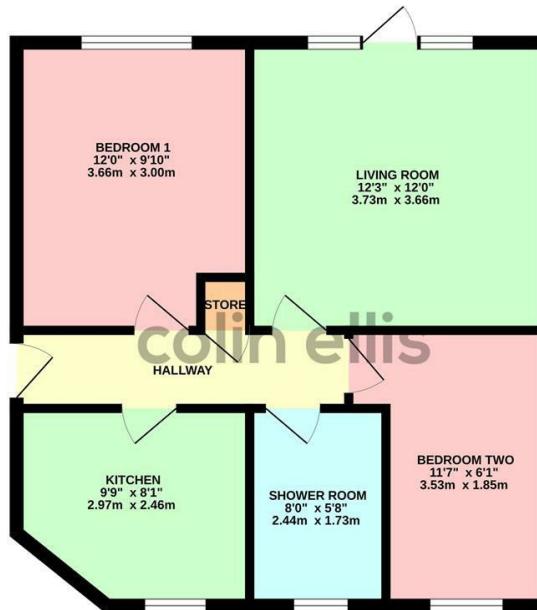
2.45×1.73 (8'0" x 5'8")

uPVC double glazed frosted window, walk in shower, WC, hand basin, vanity unit, radiator/towel warmer, ceiling light, extractor fan and emergency pull cord.





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 not be used as such by any prospective purchaser. The dimensions shown are not exact and no guarantee is given that any dimensions have been tested and no guarantee as to their operability or efficiency can be given.
Made with Measure 2000

Keld Close - 18009434

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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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