



colin ellis

**Colescliffe Road,  
Scarborough, YO12 6SA**

Located close to the Hospital and a short distance from the North Bay beach this ONE BEDROOM GROUND FLOOR FLAT comes with its own GARDEN TO THE REAR and a MODERN BATHROOM and KITCHEN. Offered with NO ONWARD CHAIN, this property is recommended for early viewing.

**Offers In The Region Of £75,000**



## LIVING ROOM/KITCHEN

5.30 x 4.22 (17'4" x 13'10")

uPVC front door into living room/kitchen with uPVC double glazed window, radiator, two ceiling light, storage cupboard, fitted kitchen with space for washing machine, space for under counter fridge freezer, space for cooker, stainless steel sink and extractor fan.

## BEDROOM

3.04 x 4.26 (9'11" x 13'11")

Two uPVC double glazed windows, rear access door to rear garden, radiator and ceiling light.

## EN SUITE

2.79 x 0.89 (9'1" x 2'11")

uPVC double glazed frosted window, WC, hand basin, shower, part tiled walls, radiator, extractor fan, ceiling light and wall mounted boiler.

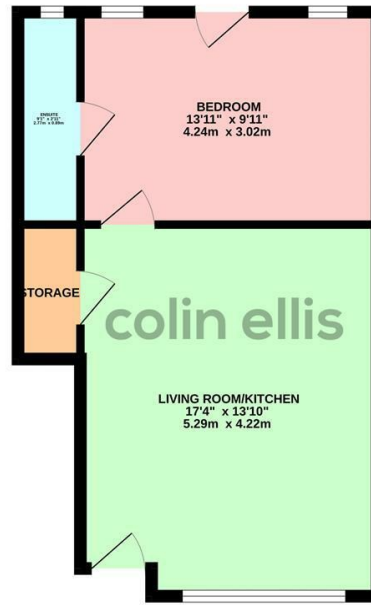
## OUTSIDE

Rear garden enclosed by fencing and side access down ally way.






GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be given as to their operability or efficiency can be given.  
Made with Blueprint 2024

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 	

**Colescliffe Road - 18674277**

**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.



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