



colin ellis

Filey Road, Scarborough, YO11 2SF

A spacious three bedroom freehold flat in a characterful period building just a short walk from the Esplanade and local amenities.

This generously sized apartment offers well proportioned rooms throughout and retains a number of attractive original features that add charm and character. While the property would benefit from some modernisation, it presents an excellent opportunity for buyers to update and personalise to their own taste.

Situated in a highly desirable area close to South Cliff, the flat is ideally placed for access to the seafront, town centre and excellent local amenities, making it suitable as a permanent residence or holiday home.

Guide Price £110,000



LIVING ROOM

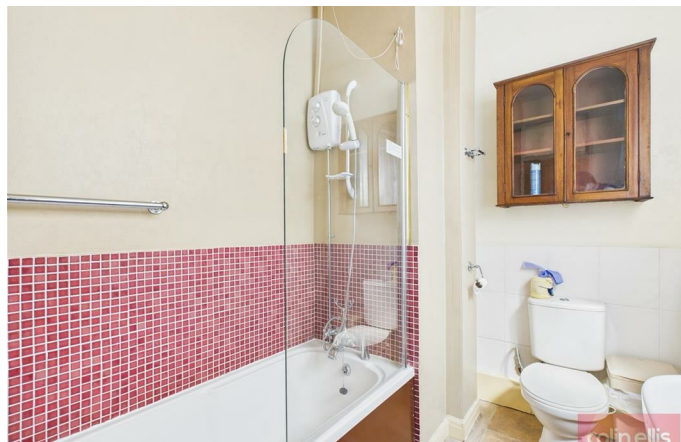
KITCHEN

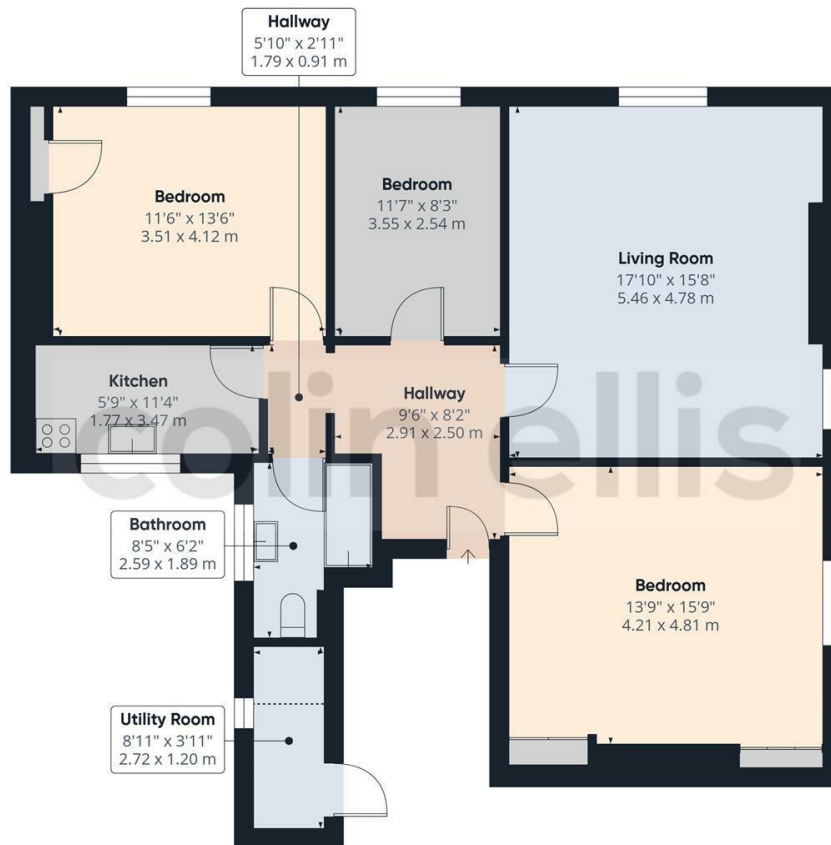
BEDROOM

BEDROOM

BEDROOM







Approximate total area^m
 994 ft²
 92.4 m²
 Reduced headroom
 11 ft²
 1 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

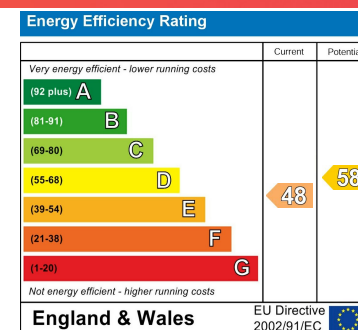
GIRAFFE360

Filey Road - 18667560

Council Tax Band - A

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.



Tel: 01723 363565

E-mail: info@colinellis.co.uk

**RESIDENTIAL & COMMERCIAL SALES
 LETTINGS CHARTERED SURVEYOR**

**See all our properties online
www.colinellis.co.uk**