



colin ellis

York Place, , YO11 2NP

A spacious two-bedroom top floor apartment located in the heart of Scarborough's historic town centre, enjoying views over the Crescent Gardens with a glimpse of the sea.

Situated on the top floor of this attractive period building on York Place, this well-proportioned leasehold apartment offers bright and spacious accommodation with large windows providing an abundance of natural light and pleasant views across the Crescent and towards the sea.

Guide Price £99,950



PROPERTY DESCRIPTION

The property briefly comprises a welcoming entrance hallway leading to a generous living room featuring a bay window overlooking the Crescent, creating a wonderful space for both relaxing and entertaining. The fitted kitchen is positioned to the rear and offers ample worktop and storage space. There are two bedrooms, including a good sized principal double bedroom and a second bedroom suitable for guests, a home office or additional accommodation. A bathroom completes the internal layout.

The apartment benefits from its highly desirable central location, positioned within easy walking distance of Scarborough town centre, local amenities, the South Bay beach, train station and a variety of shops, restaurants and cafes. This property would make an ideal permanent residence, holiday home or investment opportunity.

LIVING ROOM

6.84 x 4.76 (22'5" x 15'7")

KITCHEN

3.13 x 2.63 (10'3" x 8'7")

BEDROOM

4.47 x 3.41 (14'7" x 11'2")

BEDROOM

3.28 x 2.60 (10'9" x 8'6")

BATHROOM

2.50 x 1.91 (8'2" x 6'3")

TENURE

Our vendor has informed us of the following:

- * Maintenance agreement in place
- * Maintenance fee £300 a year
- * Pets are allowed
- * AST's are allowed
- * Holiday lets allowed

Please note all matters of tenure are subject to verification and clarification in a contract of sale







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

York Place - 18010062
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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