



colin ellis

## Scalby Road, Scarborough, YO12 5QN

This generously proportioned two bedroom freehold first floor flat offers an excellent opportunity for buyers looking to personalise a home to their own taste. While cosmetic modernisation is required, the property benefits from a well maintained layout, solid features throughout and large windows allowing for plenty of natural light.

The flat features a spacious living room, two good sized bedrooms and a private external staircase with useful built in storage.

Externally, the property is set within well maintained communal gardens and a garage provides secure parking or additional storage.

Offered to the market with no onward chain, this flat is perfect for first time buyers, investors or those looking to downsize.

Guide Price £145,000



## LIVING ROOM

5.11 x 4.49 (16'9" x 14'8")

## KITCHEN

2.69 x 4.25 (8'9" x 13'11")

## BEDROOM

3.62 x 3.84 (11'10" x 12'7")

## BEDROOM

3.52 x 4.19 (11'6" x 13'8")

## WC

0.86 x 1.55 (2'9" x 5'1")

## BATHROOM

1.52 x 2.46 (4'11" x 8'0")

## TENURE

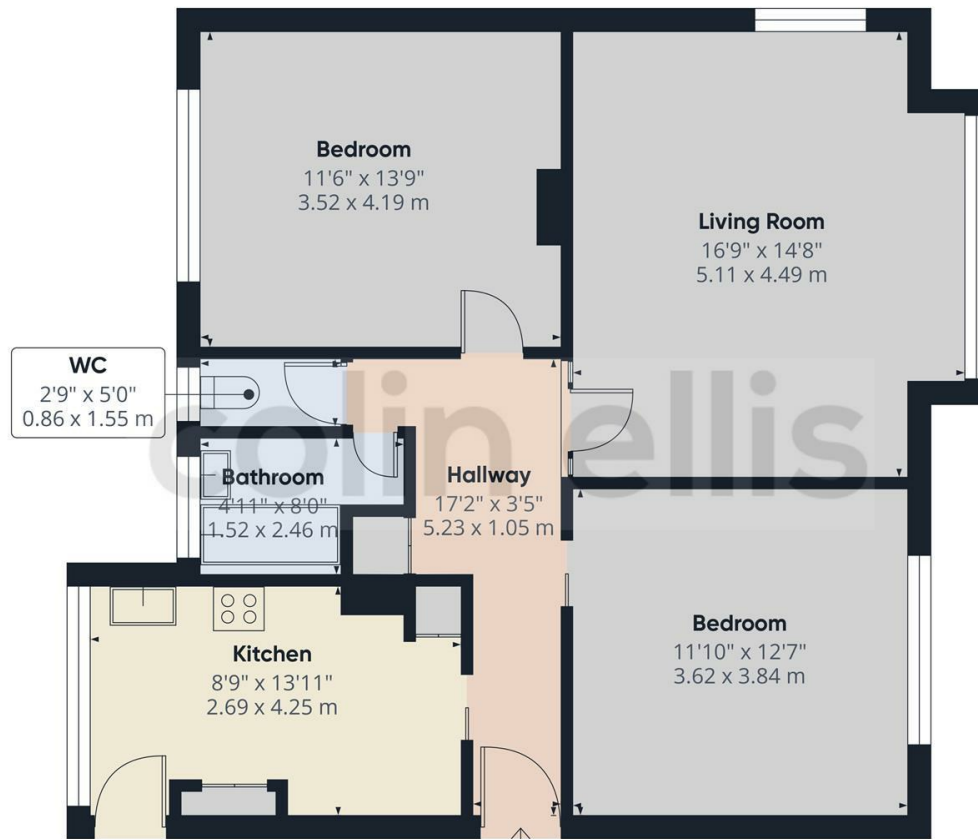
Our vendor has informed us of the following:

- \* Maintenance Agreement in place with a local managing agent
- \* Maintenance Charge £953.01 per annum
- \* We are seeking clarification on pets, lets and holiday lets

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







Approximate total area<sup>(1)</sup>  
807 ft<sup>2</sup>  
75 m<sup>2</sup>

(1) Excluding balconies and terraces

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

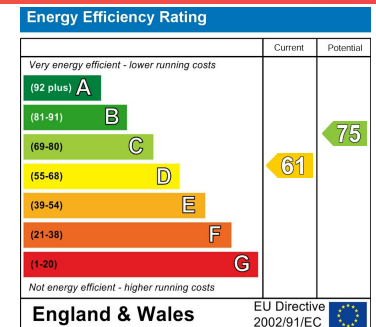
GIRAFFE360

Scalby Road - 18548020

Council Tax Band - B

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](mailto:info@colinellis.co.uk)

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