



colin ellis

## Danes Dyke, Scarborough, YO12 6UG

Located on this popular over 55's development on the North side of Scarborough this TWO BEDROOM GROUND FLOOR flat has SPACIOUS ROOMS and benefits from a MODERN KITCHEN and BATHROOM. The Danes Dyke development offers INDEPENDENT LIVING with this property being SHARED OWNERSHIP OF 25%. COMMUNAL GARDENS surround the property and local shops and amenities are only a short walk away. With NO ONWARD CHAIN, viewing is highly recommended.

25% Shared Ownership £37,500





## PROPERTY DESCRIPTION

This property briefly comprises of an entrance hall with two storage cupboards, leading to a living/dining space with sliding doors into the kitchen. Two bedrooms and a three piece bathroom suite. Externally there is communal gardens.

### ENTRANCE HALL

### LIVING/DINING AREA

4.00 x 3.65 (13'1" x 11'11")

### KITCHEN

3.70 x 1.47 (12'1" x 4'9")

### BEDROOM ONE

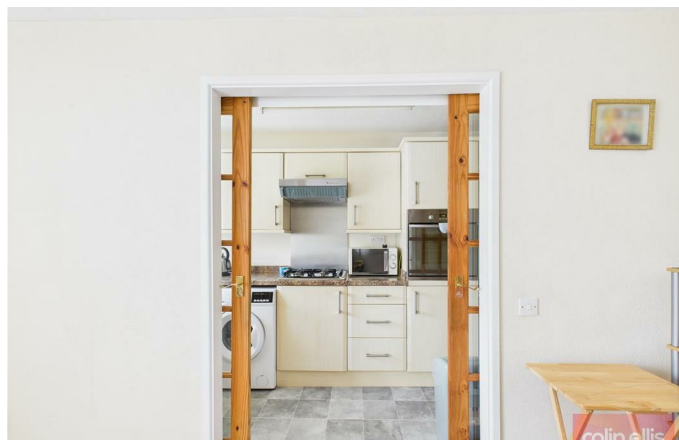
3.48 x 3.17 (11'5" x 10'4")

### BATHROOM

3.18 x 1.44 (10'5" x 4'8")

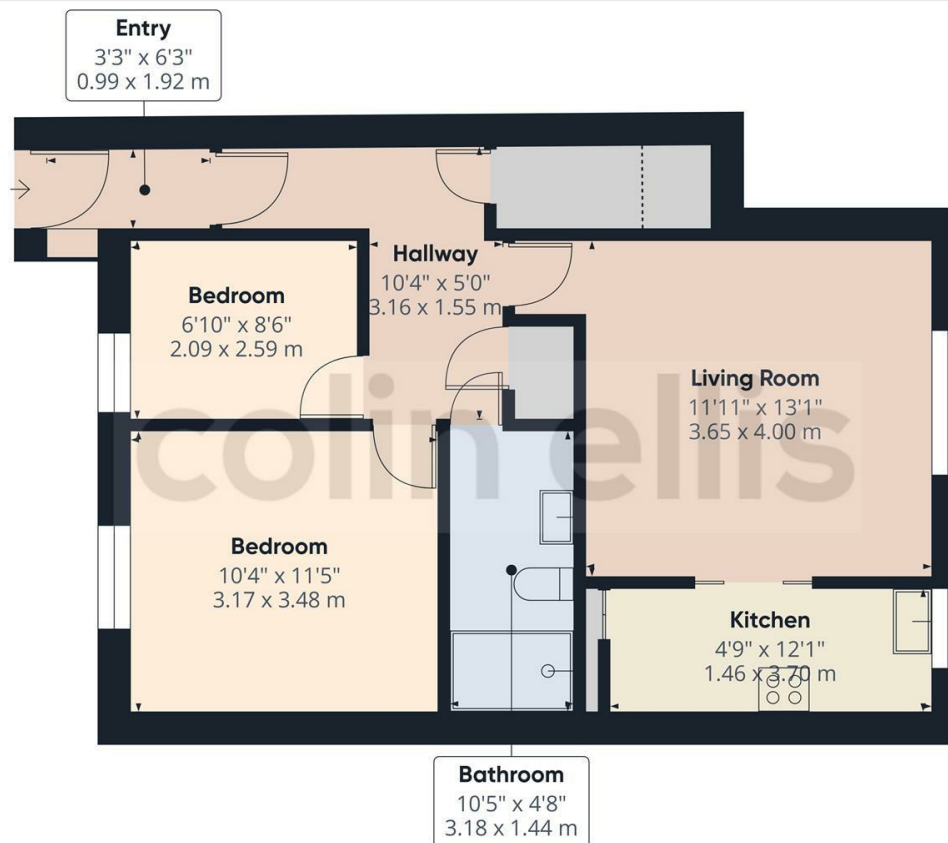
### BEDROOM TWO

2.59 x 2.09 (8'5" x 6'10")









Approximate total area<sup>(1)</sup>  
572 ft<sup>2</sup>  
53.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Danes Dyke - 18716438**

**Council Tax Band - B**

**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	76	77
(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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