colin ellis

Castle Road,

Scarborough, YO11 1HY

Guide Price £150,000

Located only a short walk to Scarborough Castle and both bays this TWO BEDROOM FIRST FLOOR FLAT has amazing SEA VIEWS and spacious rooms. The flat comes with NO ONWARD CHAIN and is only a short distance from the town centre and has views over St Marys Church and towards the South Bay. Ideal as a HOLIDAY HOME, a permanent home or as an INVESTMENT PROPERTY. Viewing is highly recommended.

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ENTRANCE
Communal entrance with stairs to the first floor. Flat entrance door into entrance hall with door entry phone system, electric wall heater, three ceiling lights, wall light and storage cupboard.

LIVING ROOM
3.78 x 3.59 (12'4" x 11'9")
uPVC double glazed window, electric wall heater and ceiling light.

KITCHEN
3.89 x 2.35 (12'9" x 7'8")
uPVC double glazed window, inset ceiling spotlights, fitted kitchen with range of cupboards and drawers, built in oven, electric hob and extractor, built in fridge freezer, built in washing machine and stainless steel sink.

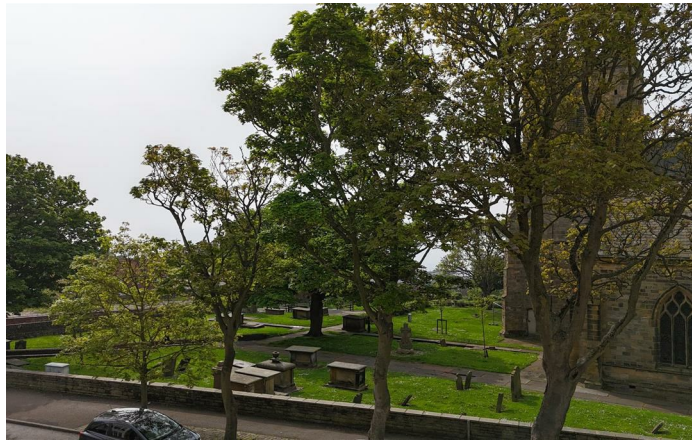
BATHROOM
3.21 x 1.22 (10'6" x 4'0")
WC, hand basin, bath with shower over, bath screen, tiled walls, inset ceiling spot lights, heated towel rail/radiator and extractor fan.

BEDROOM ONE
3.53 x 4.68 (11'6" x 15'4")
uPVC double glazed bay window with views over North Bay, ceiling light, electric wall heater and airing cupboard.

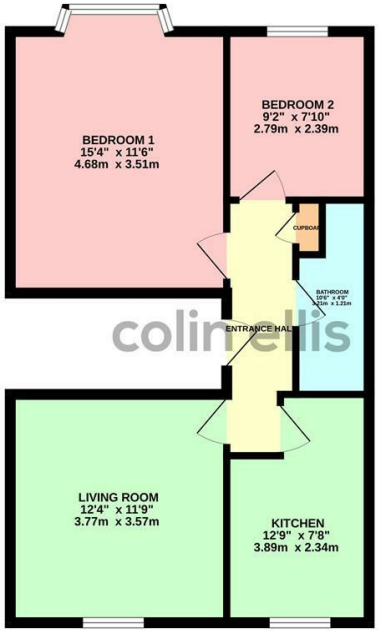
BEDROOM TWO
2.80 x 2.41 (9'2" x 7'10")
uPVC double glazed window, ceiling light and electric wall heater.

TENURE
Our vendors have informed us of the following:
Leasehold with a share of the freehold
Maintenance agreement in place £600pa
Ground rent £10pa

Holiday lets allowed
AST's allowed
Pets allowed



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given.
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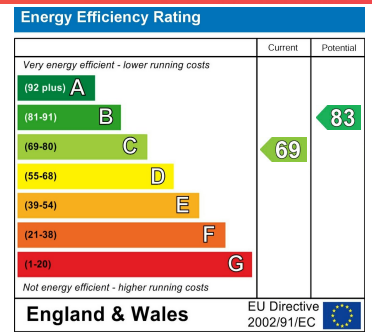
Castle Road - 18620458
Council Tax Band - A
Tenure - Leasehold - Share of Freehold

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.



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