



colin ellis

Ramshill Road, Scarborough, YO11 2QE

Situated on Ramshill Road in Scarborough, this beautifully presented SECOND FLOOR APARTMENT offers a unique blend of historical elegance and modern convenience. Once the East Yorkshire headquarters for the Yorkshire Bank, the property boasts an imposing façade that hints at its rich heritage. Inside, you will find large, SPACIOUS ROOMS adorned with HIGH CEILINGS and TALL SASH WINDOWS, creating an airy and inviting atmosphere. The apartment features TWO well-proportioned BEDROOMS and a MODERN KITCHEN and BATHROOM.

Location is key, and this property does not disappoint. Just a short stroll away, you will discover the HISTORIC ESPLANADE, where you can enjoy stunning coastal views and leisurely walks. Additionally, local shops are conveniently nearby, providing easy access to everyday amenities.

Guide Price £169,950

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PROPERTY DESCRIPTION

The property briefly comprises of a communal entrance with door entry phone system leading to a private entrance hall to the apartment. The entrance hall opens out to a larger space with storage. To the front of the property is a large living room with gas fire and dual aspect sash windows and the master bedroom bedroom with built in wardrobes. To the rear is a kitchen diner which benefits from a new boiler and a second bedroom (currently used as a dining room). Finally a light and modern bathroom completes the internal accommodation. The apartment also benefits from an additional storage cupboard in the communal hall and a communal yard to the rear.

LIVING ROOM

5.87 x 4.40 (19'3" x 14'5")

KITCHEN

3.75 x 3.69 (12'3" x 12'1")

BEDROOM

5.85 x 4.46 (19'2" x 14'7")

BEDROOM

4.11 x 3.52 (13'5" x 11'6")

BATHROOM

2.44 x 1.67 (8'0" x 5'5")

TENURE

Our vendors have informed us of the following:

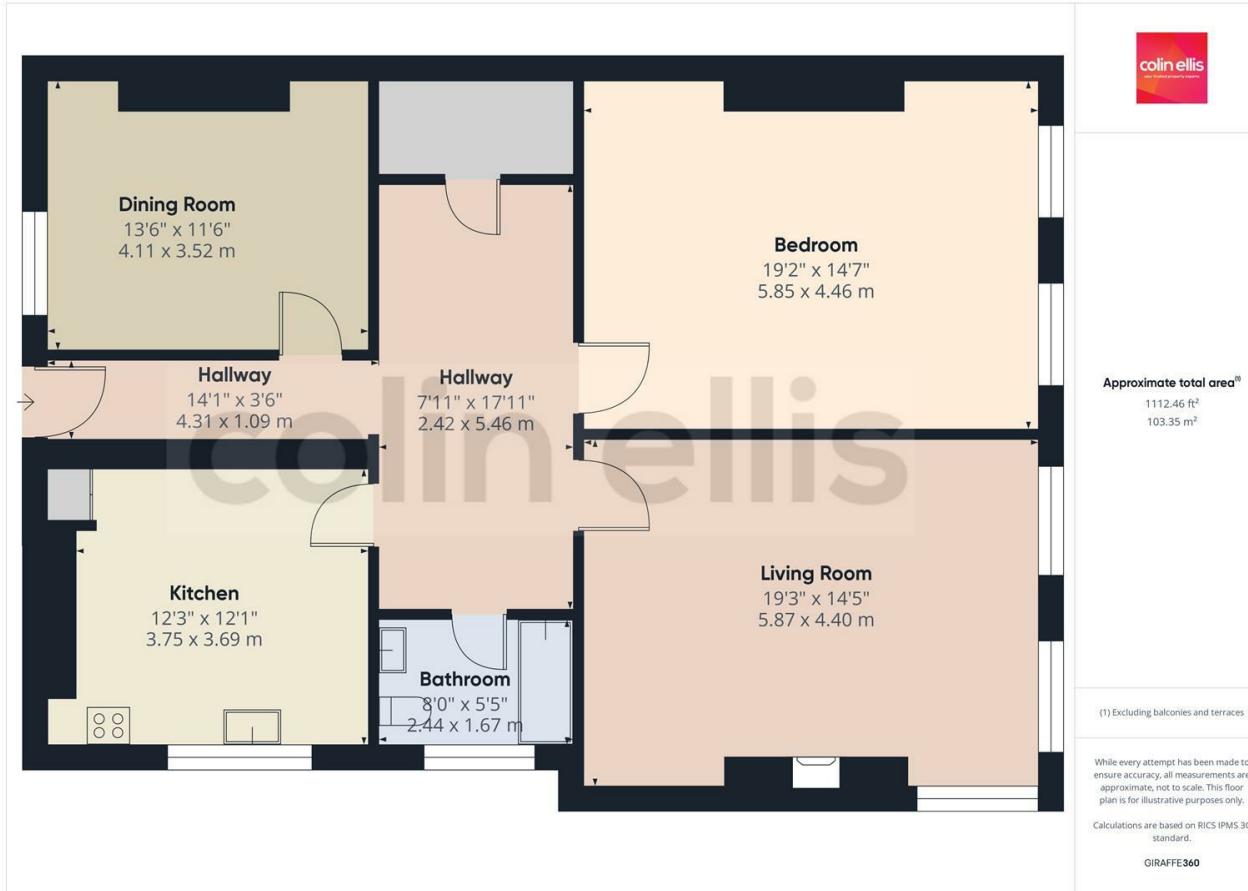
- * Freehold with maintenance agreement in place
- * Maintenance charge £1085 per annum
- * Pets allowed
- * AST's allowed
- * Holiday lets are not permitted

VIEWINGS

Our vendors have informed us that they would be happy to conduct viewings on evenings and weekends.







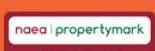
Ramshill Road - 18622241

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		63
(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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