



colin ellis

Filey Road, Scarborough, YO11 2TP

Located within the popular Hartford Court development in Scarborough, this well-presented 1-bedroom second floor flat offers a comfortable and secure lifestyle exclusively for residents aged 55 and over offered with no onward chain. The property features a living/dining area with a kitchen, a generous double bedroom with built-in storage, and a shower room. The flat is situated on the second floor and is accessible via both stairs and a lift.

Guide Price £62,000



LIVING ROOM

5.96 x 3.23 (19'6" x 10'7")

KITCHEN

2.47 x 2.28 (8'1" x 7'5")

BATHROOM

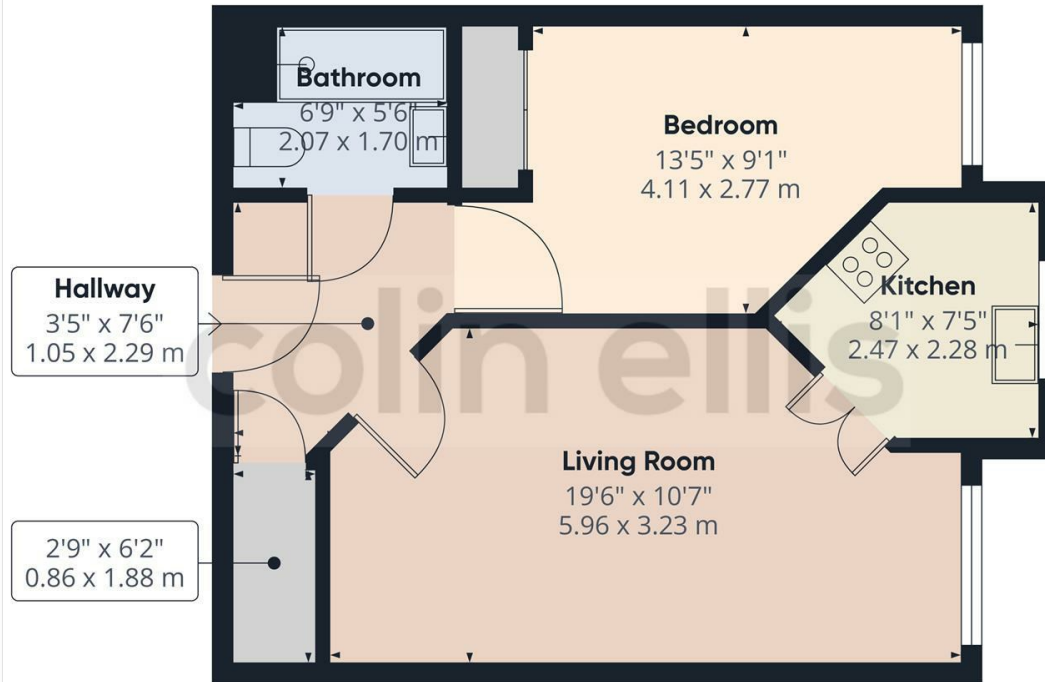
2.07 x 1.70 (6'9" x 5'6")

BEDROOM

4.11 x 2.77 (13'5" x 9'1")







Approximate total area⁽¹⁾
451 ft²
42 m²

(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

Filey Road - 18746826

Council Tax Band - C

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		
(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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