





colin ellis

Hartford Court
33 Filey Road, Scarborough, YO11 2TP

This one bedroom apartment is located in a purpose built **Offers In Excess Of £70,000** development for the over 55's on Scarborough's popular South Cliff area. Viewing is recommended.

Forming part of this well regarded over 55's development on Filey Road, set in attractive gardens, we are pleased to be able to bring to market this one bedroom third floor apartment which offers an excellent opportunity to enjoy additional facilities including residents lounge and laundry room. The apartment is well laid out and comprises private entrance door to hallway with built-in store cupboard, lounge with doors opening to a fitted kitchen, one bedroom with built in wardrobe and bathroom with bath, electric shower over, WC and hand basin. The property also benefits from electric heating, uPVC double glazed windows and offers no onward chain. LIFT TO ALL FLOORS.

DIRECTIONS

From Scarborough Railway Station proceed over Valley Bridge onto Filey Road, continue past the four sets of traffic lights and the development is located on the right hand side. The vehicle entrance is found on Weaponness Park.

ENTRANCE HALL

Front door leading to entrance hall with storage cupboard, ceiling light, warden control point.

LOUNGE

14' 10" x 10' 4" (4.54m x 3.16m)

Lounge with uPVC double glazed window with views over the front, warden control point, electric fire, electric wall heater, wall lights, glazed doors to the kitchen and door to hallway.

KITCHEN

7' 4" x 5' 10" (2.24m x 1.80m)

Fitted kitchen with built in cupboards and drawers, worktops, built in oven, hob and extractor, under counter fridge and freezer, ceiling light, uPVC double glazed window overlooking the side, tiled walls, stainless steel sink, mixer tap, glazed doors to lounge.

BEDRROM

12' 4" x 8' 10" (3.76m x 2.71m)

Double bedroom with uPVC double glazed window overlooking the front, built in wardrobes, wall lights, electric wall heater and door to hallway.

BATHROOM

6' 8" x 5' 6" (2.04m x 1.70m)

Bathroom with three piece suite in white, electric shower over the bath, wall light, heated towel rail and door to hallway.

COMMUNAL AREAS

Entrance doorway with intercom system opening to a communal lounge, stairs and lift access to all floors.

TENUR

Hartford Court is a Leasehold over 55's complex with the benefit of communal gardens, lounge and laundry room. There is also the benefit of a guest suite, which you can book for family and friends to stay over.



GROUND FLOOR 428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 428 sq.ft. (39.8 sq.m.) appriox. Whitel every attempt has been made to ensure the eccuracy of the foreign consequence from concomments of coors, unclosed, common and agriculture and correspondingly in belief for any error, and consequence of the consequence of

Hartford Court - Reference Number: 10965

Council Tax Band: Band B

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 ELUS 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 same distance to view the property, please do not hesit at eto contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by Direct Gov.











