



**colin ellis**

**Hartford Court**

**33 Filey Road, Scarborough, YO11 2TP**

This one bedroom apartment is located in a purpose built development for the over 55's on Scarborough's popular South Cliff area. Viewing is recommended.

**Guide Price £67,500**



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.

**BEDROOM**

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**

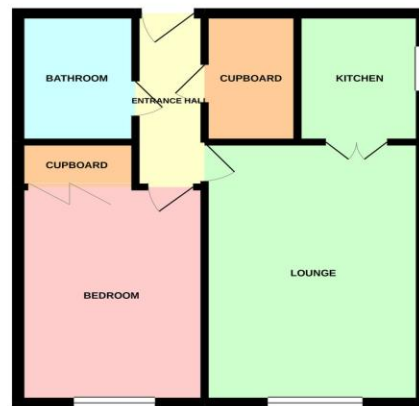
Entrance doorway with intercom system opening to a communal lounge, stairs and lift access to all floors.

**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.) approx.  
With our 360° virtual tour, you can see the property from every angle. This is not a substitute for a professional valuation. 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 Direct Gov.

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 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 Direct Gov.



Tel: 01723 363565  
E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES  
CHARTERED SURVEYOR

See all our properties online  
www.colinellis.co.uk