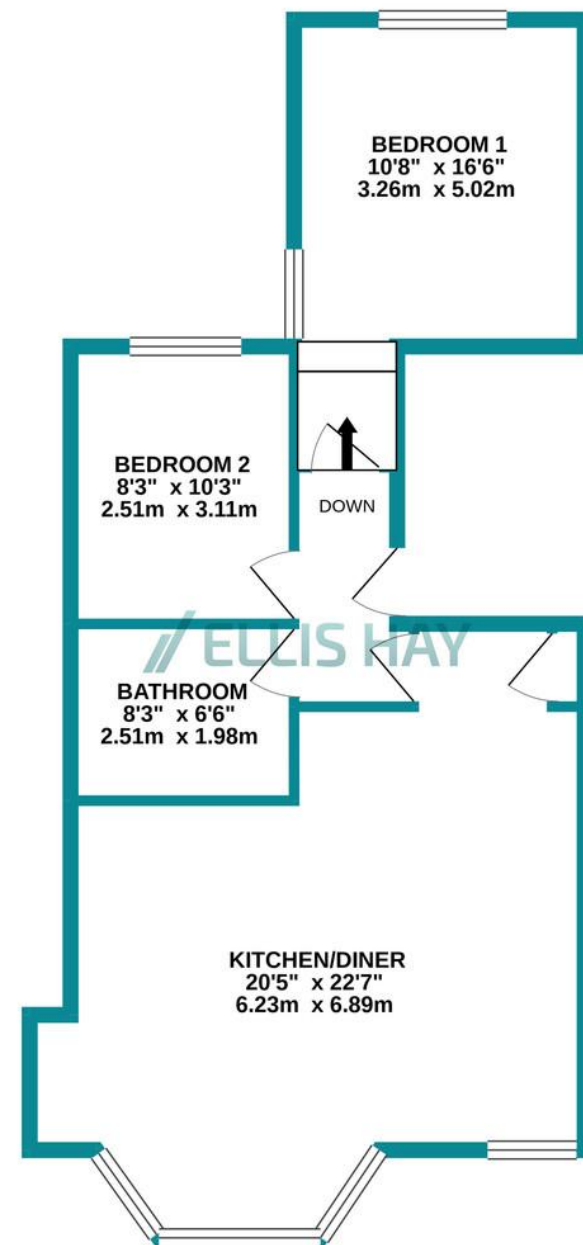




GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 sq.m.) approx.

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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Disclaimer: Ellis Hay strive to provide accurate sales particulars for our customers, however no responsibility can be held for inaccuracy or error and our measurements are approximate. Although we have inspected the property, no fittings, services or appliances have been tested by ourselves either within or outside the building, and we would advise obtaining verification from a solicitor or surveyor. If travelling a considerable distance please contact us if there is a particular aspect of the property you would like confirming.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Reference:
flat 2, 4 trinity road

Tenure
Leasehold

Council Tax Band
A

Viewing Arrangements
Strictly by appointment

Contact Details
14 Aberdeen Walk
Scarborough
North Yorkshire
YO11 1XP

www.ellishay.co.uk
info@ellishay.co.uk
01723 350077

Trinity Road
Scarborough, North Yorkshire YO11 2TD

14 Aberdeen Walk
Scarborough
North Yorkshire
YO11 1XP

Tel: 01723 350077
info@ellishay.co.uk

Guide Price £165,000

www.ellishay.co.uk

Offered to the market with no onward chain, this property has been fully refurbished by the current owners and in our opinion is in a pristine condition - it certainly brings the wow factor to the market. The refurbishment has been well thought out and offers the new owner modern styling, generously sized bedrooms and a modern kitchen/living area. Giving easy access to both the town centre and the South Bay, the apartment briefly comprises two double bedrooms, a stylish bathroom and open plan lounge/kitchen/diner with island unit.

We feel that the property will appeal to a wide range of buyers especially as the lease allows for holiday lets and we strongly recommend an early viewing.



Property Description

KITCHEN/LOUNGE

Large kitchen/lounge area, completely refurbed throughout. Kitchen area has a range of wall and base units, stainless steel sink and mixer tap, integrated washing machine and dishwasher, space for tall fridge/freezer, central island cupboards, ceiling spotlights, electric fan oven/hob and extractor hood over, front aspect uPVC window, intercom linking to front door. Lounge area has radiator, television point, large uPVC bay window, ceiling lights, brushed metal sockets/switches and radiator. Wall mounted modern combi boiler within cupboard.

BATHROOM

With fully tiled floor, modern bar mixer shower within glass walk in cubicle, extraction unit, 1/2 W.C, wash basin, shaver point, ceiling spotlights and stainless steel ladder radiator.

BEDROOM 1

With side and rear aspect uPVC windows, ceiling light, television point and radiator.

BEDROOM 2

With rear aspect uPVC window, ceiling light, television point and radiator.

TENURE/MAINTENANCE

999 Year leasehold.
Maintenance Charge approx £495 per annum

DIRECTIONS

From Scarborough Railway Station turn right onto Valley Bridge Road, turn right onto Westwood, past Tesco's, left into Westwood Road, left onto Valley Road, go over the roundabout turning right onto Trinity Road. The property is on the left hand side just after Trinity Church.

- 2 BEDROOMS
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- NEWLY REFURBISHED THROUGHOUT
- POPULAR LOCATION

