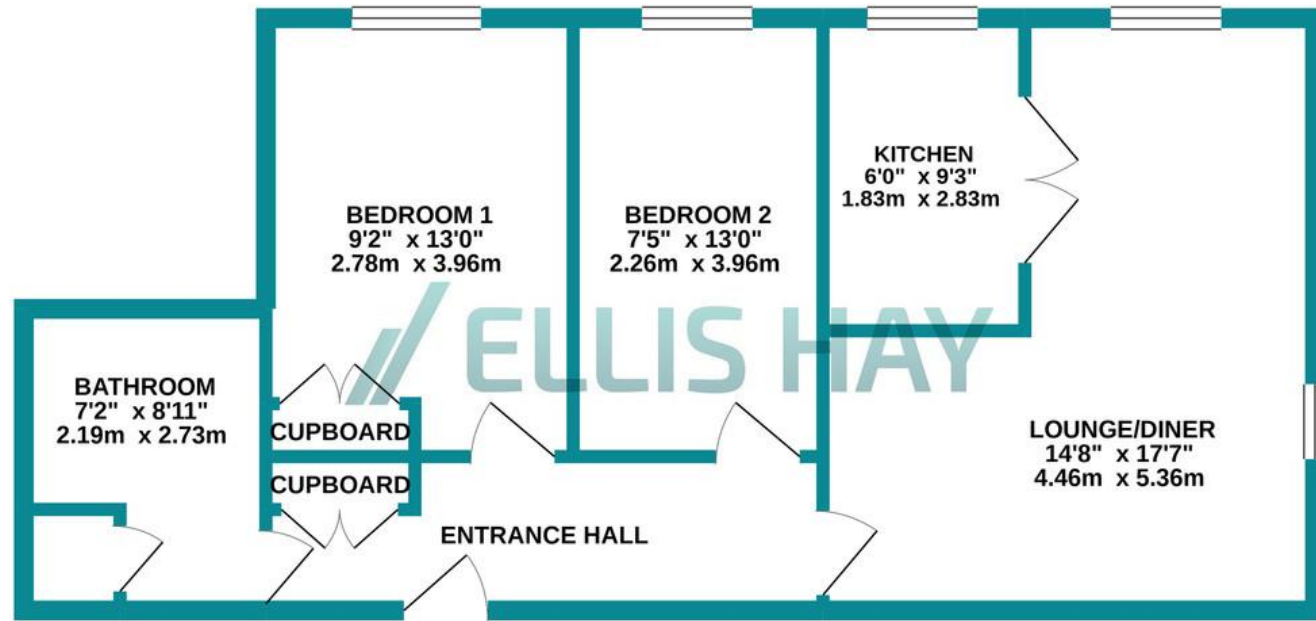


GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq. ft. (56.9 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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ELLIS HAY FOR SALE

Sales | Lettings | Management



Tenure

Leasehold

Council Tax Band

D

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	83
(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 12 Hartford Court

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.

Filey Road

Scarborough, North Yorkshire YO11 2TP

Guide Price £79,000

14 Aberdeen Walk
Scarborough
North Yorkshire
YO11 1XP

Tel: 01723 350077
info@ellishay.co.uk

www.ellishay.co.uk

We are pleased to bring to market this ground floor, 2 bedroomed flat within a retirement complex. Monitored 24 hours emergency support, with chords in every room of that flat. In a popular location on Filey Road. Comprising further of a kitchen and large kitchen/diner and bathroom. Comes complete with separate laundry room, outside grounds and internal common areas. Parking spaces based on availability. Being sold with no onward chain. Early viewings advised. Council Tax band D.



Property Description

ENTRANCE HALL

With electric storage heater, ceiling light, covered ceiling and built in cupboards.

LOUNGE/DINER

Spacious lounge/diner with front and side aspect uPVC windows, covered ceiling, wall lights, television point, electric fire within mantle and wall storage heater.

KITCHEN

With a range of wall and base units, side aspect uPVC window, stainless steel mixer tap over grey composite sink, electric oven and hob with extractor hood over, space for fridge/freezer, ceiling light and tiled walls.

BEDROOM 1

With side aspect uPVC window, covered ceiling, electric storage heater, built in wardrobe and wall lights.

BEDROOM 2

With side aspect uPVC window, covered ceiling, wall lights, built in wardrobe and electric storage heater.

BATHROOM

With 3 piece suite, electric shower over bath with glass shower screen, covered ceiling, wall light, tiled walls, large airing cupboard, extractor unit and stainless steel electric towel heater.

OUTSIDE

Possible parking space (if available), well maintained grounds.

TENURE

99 Years remaining on lease. Property has a 6 monthly service charge of approx. £1,895.74 and a 6 monthly ground rent of approx. £292.64.

Complex is part of a nationwide chain and has the option of staying at other complexes throughout the country for just £25 per night.

DIRECTIONS

From Scarborough train station, turn right onto Valley Bridge Road and continue straight along Ramshill Road and onto Filey Road. The property is on the right hand side towards the top of the road. There is a right turn that leads immediately into the designated communal car park.

- 2 BEDROOMS
- UPVC DOUBLE GLAZING
- ELECTRIC HEATING
- RETIREMENT COMPLEX
- GROUND FLOOR

