



colin ellis

**Garlands Court, Fulford Road
Scarborough, YO11 2SN**

Colin Ellis welcome to the market this purpose built GROUND FLOOR flat in a sought after SOUTH SIDE location. Offering TWO bedrooms, WET ROOM, CONSERVATORY and access to a GARDEN this home is WELL WORTH VIEWING. Offered with NO ONWARD CHAIN.

Asking Price £120,000





A good sized two bedroom ground floor apartment in a four apartment complex, with the added benefit of a conservatory and access to garden.

Briefly comprising of; entrance hall, leading on to the lounge with large bay window to the front, kitchen which leads out into the conservatory with lovely views of the garden, two bedrooms both with fitted wardrobes, wetroom and a separate WC.

ENTRANCE HALL

Coving, storage cupboard, power points and telephone point.

LOUNGE

17' 4" x 14' 1" (5.3m x 4.3m)

uPVC double glazed bay window to the front aspect, coving, radiator, feature gas fireplace, power points and TV point.

KITCHEN

Door and windows to the rear, range of base and wall units with roll top work surfaces, tiled splash back, plumbed for washing machine, sink and drainer unit, integrated fridge, space for electric oven and radiator.





MASTER BEDROOM

12' 1" x 10' 9" (3.7m x 3.3m)

uPVC double glazed window to the front aspect, coving, fitted wardrobes, radiator, TV point and power points.

BEDROOM

uPVC double glazed window to the rear aspect, fitted wardrobes, radiator, TV point and power points.

WET ROOM

7' 2" x 4' 11" (2.2m x 1.5m)

uPVC double glazed window to the rear, shower area with Mira electric shower and wash hand basin.

W/C

7' 2" x 2' 7" (2.2m x 0.81m)

Window to the rear aspect and low flush WC.

CONSERVATORY

9' 6" x 8' 6" (2.9m x 2.6m)

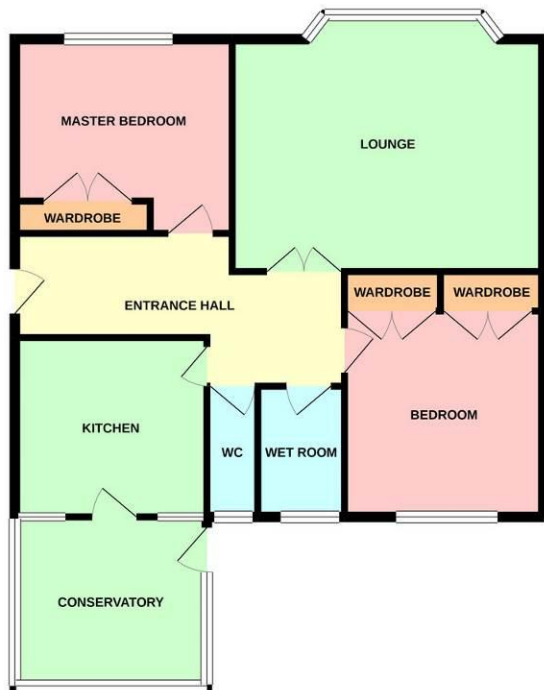
uPVC double glazed windows to the side and rear, door leading to garden.

GARDEN

Shared garden and a store shed.



GROUND FLOOR
909 sq.ft. (84.4 sq.m.) approx.



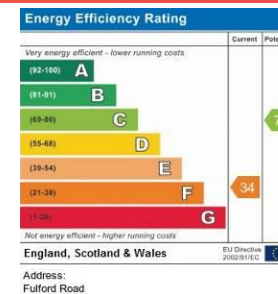
TOTAL FLOOR AREA: 909 sq.ft. (84.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 is to their operability or efficiency can be given.
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Fulford Road - Reference Number: 11102

Council Tax Band: Band

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