



TOTAL APPROX. FLOOR AREA 836 SQ.FT. (77.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Tenure**  
Leasehold

**Council Tax Band**  
B

**Viewing Arrangements**  
Strictly by appointment

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

Reference:  
flat 2, 5 belgrave lodge

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.

**Belgrave Crescent**  
Scarborough, North Yorkshire YO11 1UB

**Guide Price £170,000**

14 Aberdeen Walk  
Scarborough  
North Yorkshire  
YO11 1XP

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We are proud to present this well presented, newly decorated, ground floor flat within a modern building. Situated close to Falsgrave, the property is within walking distance of large supermarkets, town, surgeries and other amenities. Complete with an allocated car parking space, the property also consists of 2 bathrooms (one en-suite), large lounge/diner, kitchen, 2 bedrooms and large storage solutions. SOLD WITH NO ONWARD CHAIN



## Property Description

### MAIN ENTRANCE

Leading to

### FRONT DOOR

Wooden front door leading to

### ENTRANCE HALL

With access to all rooms, radiator, wall thermostat, burglar alarm panel, video intercom system, ceiling lights and large storage space.

### LOUNGE/DINER

Large spacious lounge with semi attached dining area. Large uPVC bay window faces the front of the property. Carpeted with overhead lights, T.V. point, telephone point and 2 radiators.

### KITCHEN

Modern kitchen with a large range of wall and base units. Stainless steel sink with matching mixer tap. Spotlights in ceiling. Side aspect uPVC window. Electric oven and gas hob above. With stainless steel effect extractor unit with glass shield. Tiled splashback surrounds. Integrated dishwasher, space for fridge/freezer, smoke alarm and tiled floor.

### MASTER BEDROOM

Large master bedroom with uPVC window overlooking the rear of the property. Carpeted with overhead light. T.V. point and radiator within room.

### ENSUITE

From master bedroom, this stylish ensuite is mainly tiled, both floor and walls. Side aspect uPVC window. Matching white toilet and basin with stainless steel fittings. Walk in shower with glass enclosure, stainless steel bar mixer shower. Spotlights in ceiling, extractor fan, stainless steel ladder radiator and shaver point.

### BEDROOM 2

Spacious second bedroom with uPVC window overlooking the rear of the property. Carpeted with overhead light.

### BATHROOM

This is mainly tiled, both floor and walls. Side aspect uPVC window. Matching white 3 piece suite with stainless steel fittings. Shower within bath from main taps. Spotlights in ceiling, extractor fan, stainless steel ladder radiator and shaver point.

### UTILITY ROOM

Small utility with plumbing for washing machine, washer dryer included with sale.

### OUTSIDE

Allocated parking space directly to the rear of the property. Communal gardens directly to the front. All covered under the maintenance agreement.

### DIRECTIONS

From Scarborough train station, turn left and proceed along Falsgrave Road. At the first set of traffic lights, turn left into Belgrave Crescent. The block is straight ahead and to the right hand side.

### MAINTENANCE, LEASE AND FEES

990 years remaining on lease

Maintenance £1200 per year (including insurance)

Allocated car park is included within this agreement and is included with the apartment.

- GROUND FLOOR FLAT
- COUNCIL TAX BAND B
- ALLOCATED CAR PARK SPACE
- UPVC DOUBLE GLAZING THROUGHOUT
- GAS CENTRAL HEATING

