



colin ellis

Park Avenue, Scarborough, YO12 4AG

In GOOD ORDER throughout and with PANORAMIC VIEWS over Scarborough and towards the castle this ONE BEDROOM FLAT is close to Falsgrave amenities and Falsgrave Park. The property would suit a number of buyers including FIRST TIME BUYERS or anyone looking for a HOLIDAY HOME. Viewing is recommended.

Offers In Excess Of £95,000







In good order throughout and with panoramic views over Scarborough and towards the castle this one bedroom flat is close to Falsgrave amenities and Falsgrave Park. The property briefly comprises of a private entrance with stairs leading to first floor, lounge/kitchen with fitted cupboards and panoramic views over Scarborough and towards the castle, a spacious double bedroom with a large built in wardrobe and a spacious bathroom with corner bath and airing cupboard. In the hall there is loft access with built in ladder. The property is a short walk to Falsgrave with its local amenities and shops and a fifteen minute walk to Scarborough Railway Station. Viewing is highly recommended.

DIRECTIONS

From Scarborough Railway Station proceed up Westborough and onto to Falsgrave Road, at the mini roundabout take the first exit and then take the second left onto Park Avenue with the property located on the right hand side.

ENTRANCE HALL

uPVC front door leading to hallway with attractive wood panelling, storage cupboard, stairs to first floor, ceiling light, radiator and loft access with built in ladder to boarded loft.

LOUNGE/KITCHEN

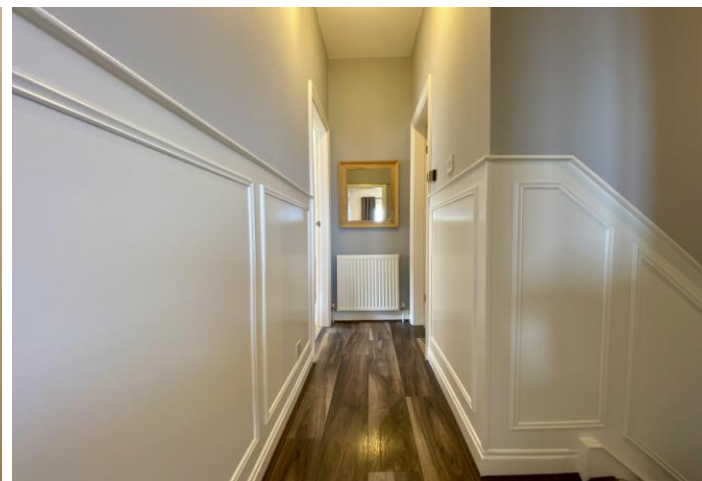
17' 10" x 11' 10" (5.44m x 3.63m)

Spacious lounge/kitchen with fitted kitchen units with worktop, stainless steel sink, gas hob, electric oven, space for washing machine, feature gas fire, two uPVC double glazed windows, two sets of spotlights, radiator, laminate flooring and door to hallway.

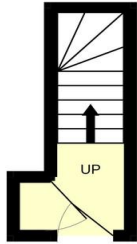
BEDROOM

13' 9" x 10' 2" (4.20m x 3.10m)

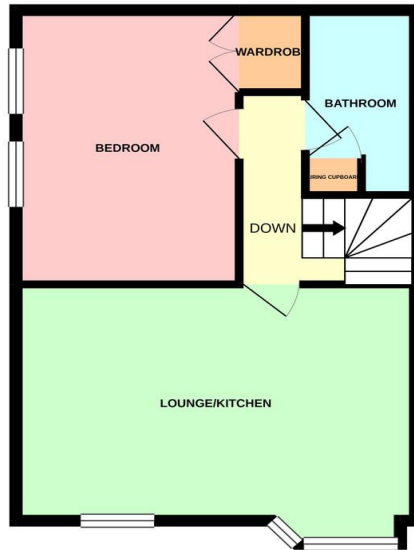
Spacious double bedroom with two uPVC double glazed windows, ceiling light, radiator, large built in wardrobe and door to hallway.



GROUND FLOOR
46 sq.ft. (4.2 sq.m.) approx.



FIRST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



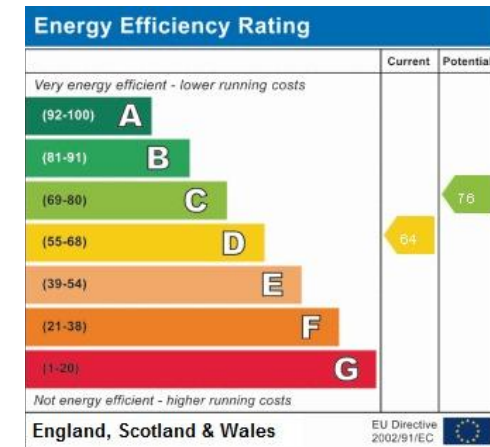
TOTAL FLOOR AREA: 509 sq.ft. (47.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

BATHROOM

11' 0" x 5' 10" (3.36m x 1.78m)

Large bathroom with corner bath, hand basin, WC, airing cupboard, part tiled walls, radiator, ceiling light, extractor and door to hallway.



Reference Number: 11064

Council Tax Band: Band A

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 COLINELLIS 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 DirectGov.



Tel: 01723 363565

E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

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