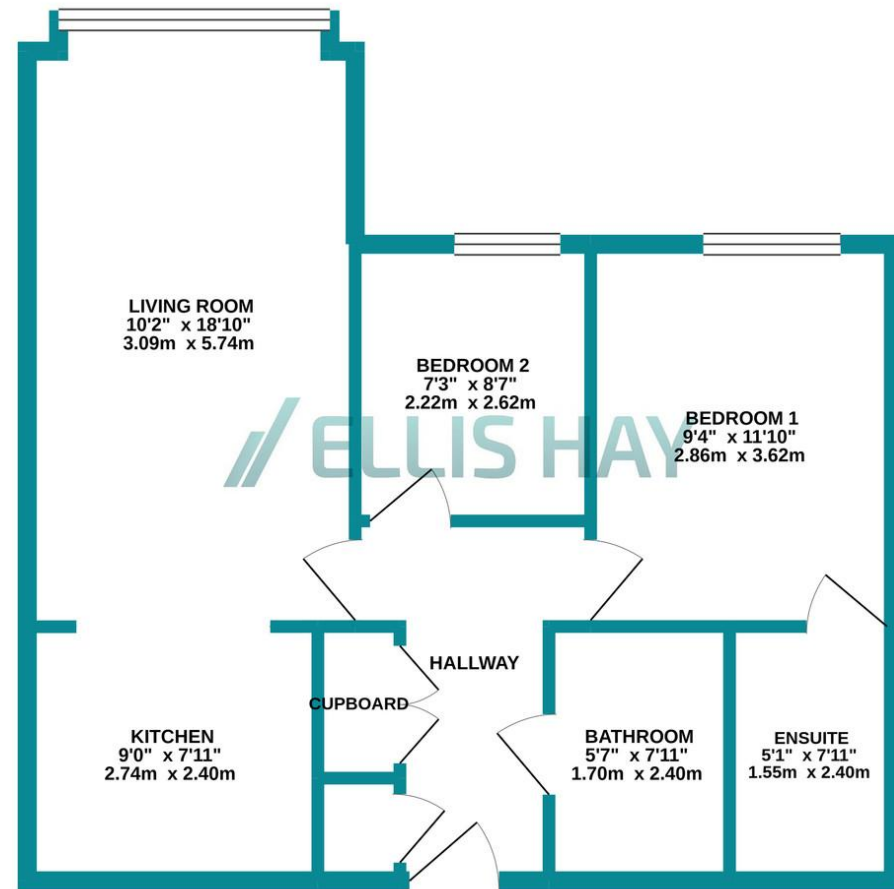


GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 598 sq.ft. (55.6 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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ELLIS HAY FOR SALE

Sales | Lettings | Management



Tenure
Leasehold

Council Tax Band
C

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		78
(55-68)	D	56	
(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 1 edgewood

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.

Edgewood

23 Filey Road, Scarborough, North Yorkshire YO11 2TJ

14 Aberdeen Walk
Scarborough
North Yorkshire
YO11 1XP

Tel: 01723 350077
info@ellishay.co.uk

Guide Price £120,000

www.ellishay.co.uk

We are delighted to offer to the market this 2 bedroom ground floor apartment in an impressive and well maintained block in Scarborough with parking. The property comprises a spacious hallway, with large built in storage cupboard and an open plan living room and modern kitchen. The property has a large double bedroom with en suite, a further single bedroom and a modern family bathroom. Its location makes it ideal for town, South Cliff and further afield. The property benefits from an allocated parking space, although there are nearby transport links. Recently decorated and new carpets throughout, in our opinion this apartment is ideally suited to many buyers including those wishing to down size, first time buyers and investors alike. Call us on 01723 350077 to arrange a viewing today.



Property Description

COMMUNAL FRONT DOOR

With video door entry system. Leading to the communal hallway with stairs and lift to all floors.

HALLWAY

With carpet, electric heater, entry phone system and overhead lighting. There is a large built in cupboard housing the electric consumer unit and a further built in cupboard housing hot water cylinder.

LOUNGE

With carpet, electric heater, TV and telephone point. There is a large double glazed bay window overlooking the front, carpet and overhead light. Access leading to

KITCHEN

With a range of modern wall, base units and draw units with contrasting worktop, stainless steel sink with mixer tap and tiled splash back. Tiled floor and inset spotlights. Space for washing machine, built in fridge/freezer, inset electric hob and oven and extractor over.

BEDROOM ONE

With carpet, electric heater, overhead light fitting, T.V point and double glazed window overlooking the front.

ENSUITE

WC, Hand basin with tiled splash back. Large shower enclosure with tiled walls and bar mixer shower. Inset spotlights, tiled floor and Extractor fan

BEDROOM TWO

Single bedroom with carpet, electric heater, overhead light and double glazed window overlooking the front of the property.

BATHROOM

White 3 piece suite with shower over bath and glass shower screen. Tiled walls around bath and sink. Tiled floor, inset spotlights and extractor fan.

OUTSIDE

Communal gardens. Entrance to the building via secured doors at the front and back and private car park

DIRECTIONS

From the station proceed over Valley Bridge onto Ramshill Road, Straight on through the traffic lights and the next set of traffic lights. Edgewood is on the right, the car park is to the rear.

MAINTENANCE

There is currently a maintenance agreement in place with Ellis Hay. 999 year lease from 2003. Ground rent is currently £150 per annum and maintenance for 2021 was £1007.18

- 2 BEDROOM GROUND FLOOR APARTMENT
- POPULAR SOUTH SIDE LOCATION
- MODERN WELL MAINTAINED BLOCK
- PRIVATE PARKING
- RECENTLY DECORATED AND NEW CARPETS

