



TOTAL FLOOR AREA : 737 sq.ft. (68.4 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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Tenure  
Freehold

Council Tax Band  
B

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(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		
England, Scotland & Wales		EU Directive 2002/91/EC

Reference:  
5 weaponness manor

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# ELLISH HAY FOR SALE

Sales | Lettings | Management



Queen Margarets Road  
Scarborough, North Yorkshire YO11 2RU

Guide Price £140,000

14 Aberdeen Walk  
Scarborough  
North Yorkshire  
YO11 1XP

Tel: 01723 350077  
info@ellishay.co.uk

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Ellis Hay are excited to bring to market this lovely 2 Bedroomed, ground floor apartment just off of Queen Margarets Road. A lovely quiet location which also boasts a private garage and communal gardens. Property further comprises of a kitchen, spacious living room, bathroom, large store room and hallway. Property is beautifully decorated throughout and has gas central heating and uPVC double glazing throughout. Within close proximity to local shops and amenities. Please contact us for a viewing on 01723 350077.



**Property Description**

**ENTRANCE**

Leading into communal hallway, entrance door is on ground floor.

**ENTRANCE HALL**

With access to all rooms, radiator, intercom system and ceiling light.

**LIVING ROOM**

With large front aspect uPVC window, electric fire within stone surround, ceiling light, television and telephone point and radiator.

**KITCHEN**

With a range of wall and base units, stainless steel sink and mixer tap, fitted electric oven and hob with extractor hood over, linoleum flooring, side aspect uPVC window and door, ceiling light and radiator. Access to boiler cupboard that house wall mounted combi boiler and has plumbing for washing machine.

**BATHROOM**

With side aspect frosted uPVC window, ceiling light, white 3 piece suite with walk in bath with electrical seat, tiled walls and radiator.

**STORE ROOM**

Large storage room with built in cupboard, has wall mounted electrical consumer unit and ceiling light.

**BEDROOM 1**

Large bedroom with rear aspect uPVC window, radiator and ceiling light.

**BEDROOM 2**

With rear aspect uPVC window, radiator and ceiling light.

**OUTSIDE**

Communal gardens a range of lawns and flower beds, patio area directly to side of property.

**GARAGE**

Close to side of property with electric and light.

**MAINTENANCE**

Approx £260 per annum.

**DIRECTIONS**

From Scarborough Train Station, follow the road over Valley Bridge and proceed up Ramshill road and then turn right before the second set of traffic lights. The property is on the left hand side near the block of 4 garages.

- 2 BEDROOMS
- UPVC DOUBLE GLAZING
- GROUND FLOOR
- GARAGE
- GAS CENTRAL HEATING

