



colin ellis

**Alma Square,
Scarborough, YO11 1JR**

Colin Ellis welcome to the market a GROUND floor TWO bedroom flat. This home is IDEALLY LOCATED for town and offers AMPLE living throughout. The property would suit a MULTITUDE of buyers.

Asking Price Of £87,000





Colin Ellis welcome to the market a ground floor two bedroom flat. This home is ideally located for town and offers ample living throughout. The property would suit a multitude of buyers.

Briefly comprising of an entrance hall, bay front lounge, kitchen which leads to a utility area, a family three piece bathroom and two double bedrooms.

Alma Square is based within Scarborough's town centre boasting a wealth of local amenities including restaurants, coffee shops, the Brunswick centre and many more plus excellent access to public transport links.

ENTRANCE HALL

With timber window overlooking side, and power points.

LOUNGE

13' 11" x 17' 1" (4.26m x 5.22m)

With timber bay window overlooking front, double radiator and power points.

BEDROOM ONE

18' 6" x 10' 9" (5.65m x 3.28m)

With timber window overlooking side, double radiator and power points.

BATHROOM

11' 7" x 6' 8" (3.55m x 2.04m)

Three piece bathroom suite with panel bath having shower over, pedestal hand basin, low flush WC, timber window overlooking side and double radiator.

BEDROOM TWO

8' 2" x 13' 0" (2.50m x 3.98m)

With timber window overlooking rear and single radiator.





KITCHEN

11' 2" x 6' 6" (3.41m x 2.00m)

With base units and worktops, tiled splashbacks, space for electric oven, space for washing machine and tumble dryer, sink and drainer unit with mixer tap, timber window overlooking rear, double radiator and power points.

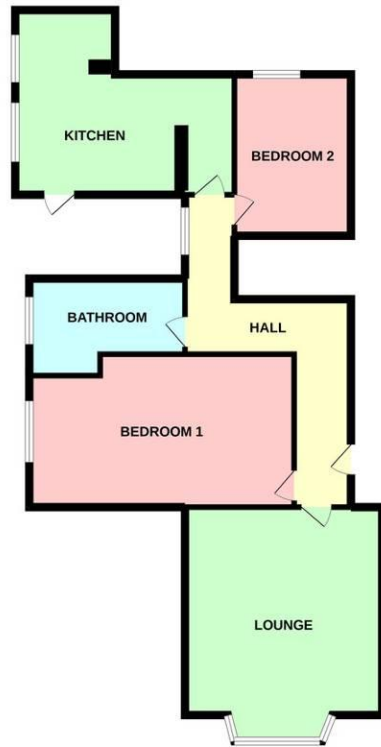
UTILITY ROOM

6' 9" x 5' 3" (2.08m x 1.62m)

With base and wall units and co-ordinating worktops, tiled splashbacks, space for undercounter fridge and freezer, timber window to side, and power points.



GROUND FLOOR
837 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA: 837 sq.ft. (77.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Alma Square - Reference Number: 11609

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.



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