



colin ellis

Scalby Road

Scarborough, YO12 6EE

This well presented TWO BEDROOM FIRST FLOOR FLAT is located on the popular Scalby Road on the North Side of Scarborough. Just a short distance away from local shops, amenities and Scalby Village this home offers generous sized rooms throughout and a new boiler installed in March 2021. With NO ONWARD CHAIN viewing is highly recommended.

FOR SALE £150,000





PROPERTY DESCRIPTION

This well presented two bedroom first floor flat is located on the popular Scalby Road on the North Side of Scarborough. Just a short distance away from local shops, amenities and Scalby Village this home offers generous sized rooms throughout and a new boiler installed in March 2021. With no onward chain viewing is highly recommended. The property briefly comprises of its own private entrance door with stairs to the first floor and a spacious hallway upstairs with loft access and storage cupboard. A large, bright living room with views over Scalby Road, a good sized kitchen diner with room for a dining table and built in storage cupboards. There are two double bedrooms both with built in storage and views over the rear garden, a bathroom with separate shower and finally a separate WC. Outside the property is a single garage.

ENTRANCE HALL

uPVC double glazed front door leading to entrance hall with radiator, uPVC double glazed window, ceiling light and stairs to first floor. At the top of the stairs is a uPVC double glazed window and radiator. Door into main hallway of the property with radiator, loft access, ceiling light and storage cupboard.

LIVING ROOM

17' 7" x 13' 8" (5.37m x 4.19m)

Spacious living room with large uPVC double glazed window, two radiators, two ceiling lights, gas fire with surround, fitted blinds, coving and door to hallway.

KITCHEN/DINER

10' 3" x 10' 0" (3.14m x 3.07m)

Fitted kitchen with range of cupboards and drawers, built in oven, electric hob and extractor, space for washing machine, fridge and freezer, stainless steel sink, storage cupboards, ceiling light, radiator, uPVC double glazed window with fitted blinds, part tiled walls, storage cupboard with uPVC double glazed window and housing gas boiler.



BEDROOM ONE

12' 0" x 10' 9" (3.66m x 3.29m)

Main bedroom with uPVC double glazed window with fitted blind, mirrored fitted wardrobes, ceiling light, radiator, coving and door to hallway.

BEDROOM TWO

10' 8" x 9' 6" (3.26m x 2.92m)

Double bedroom with uPVC double glazed window with fitted blind, built in wardrobes, ceiling light, radiator, coving and door to hallway

BATHROOM

7' 8" x 4' 9" (2.34m x 1.47m)

Bathroom with bath, separate shower cubicle with electric shower, hand basin, uPVC double glazed frosted window, tiled walls, ceiling light and door to hallway.

WC

7' 8" x 2' 10" (2.34m x 0.87m)

WC with hand basin, tiled splashback, uPVC double glazed frosted window, radiator, ceiling light and door to landing.

OUTSIDE

Right of way to a single garage.



ENTRANCE FLOOR

Floor Plan



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	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Scalby Road

Scalby Road - Reference Number: 11540

Council Tax Band: Band C

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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