



## Flat 2, 8 Murray Street Scarborough, North Yorkshire YO12 5AB

Guide Price £85,000

14 Aberdeen Walk  
Scarborough  
North Yorkshire  
YO11 1XP

Tel: 01723 350077  
info@ellishay.co.uk

www.ellishay.co.uk



ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 90 SQ.FT.  
(8.3 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 328 SQ.FT.  
(30.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 339 SQ.FT.  
(31.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 756 SQ.FT. (70.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2018

Tenure  
Freehold

Council Tax Band  
A

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		
(55-68)	D		
(39-54)	E	47	57
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference:  
flat 2, 8 Murray Street

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	50
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

We are pleased to offer to the market this 2 bedroom property which is conveniently located just off Falsgrave, giving easy access to local transport links and the town centre. The property comprises a modern kitchen which has an oven, fridge, hob and extractor fan. Also on this floor is the front facing lounge. Upstairs there is a front facing double bedroom and a second smaller bedroom to the rear. The modern bathroom comprises a 3 piece suite. In our opinion this 2 bedroom apartment offers an excellent opportunity for either a first time buyer or as an investment opportunity.



Property Description

WITH COMMUNAL ENTRANCE HALL

FRONT DOOR

with stairs leading up to the property

FIRST LANDING

With access to lounge. With overhead light and radiator.

LOUNGE 14' 5" x 11' 8" (4.40m x 3.57m)

This large, light and airy lounge space has two front facing sash windows. Two alcoves provide ideal shelf storage. With electric fire, radiator and an overhead light. Some nice features including a ceiling rose and ornamental trims around the alcoves, as well as coving.

KITCHEN 11' 10" x 9' 3" (3.61m x 2.82m)

A good size kitchen with a window overlooking the rear of the property. There is a selection of wall and base units with tiled splashbacks. A stainless steel sink with matching taps. Tile effect linoleum flooring, radiator, coving and space for cooker, washing machine and fridge. The combi boiler also takes residence in this room.

STAIRS LEADING TO 2ND FLOOR

SECOND LANDING

With access to both bedrooms and bathroom. Electric fuse box inside a small wall cabinet. With overhead light and large window overlooking the rear.

BEDROOM 1 14' 4" x 11' 8" (4.38m x 3.58m)

Large master bedroom with part sloping ceiling and large 'church' style sash window. Carpeted with radiator, overhead light, ceiling rose and coving.

BEDROOM 2 11' 9" x 4' 8" (3.60m x 1.44m)

Single bedroom ideal as nursery or study. rear facing velux window. With radiator and overhead light

BATHROOM 9' 1" x 4' 4" (2.78m x 1.34m)

Modern 3 piece suite, tiled walls throughout and linoleum flooring. Velux window to the rear. Stainless steel taps on the wash basin and matching ladder style radiator. Small mirrored wall cabinet above wash basin.

**DIRECTIONS** From the railway station, proceed along Westborough and straight on at the traffic lights. Take the next left onto All Saints Road and then left onto Londesborough Road. Turn right onto Murray Street and the property is on the left hand side.

- 2 BEDROOMED MAISONETTE
- CLOSE TO TOWN CENTRE
- LOCAL SHOPS AND AMENITIES
- MODERN / STYLISH BATHROOM
- IDEAL FIRST TIME BUYER OR INVESTMENT

