



TOTAL APPROX. FLOOR AREA 517 SQ.FT. (48.0 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
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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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	75

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		54	59

Reference:
11 holbeck mews

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.

11, Holbeck Mews, Filey Road
Scarborough, YO11 2YQ

Offers in Excess of £115,000

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Scarborough
North Yorkshire
YO11 1XP

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info@ellishay.co.uk

www.ellishay.co.uk

Ellis Hay are pleased to bring to market this well presented two bedroomed apartment on Filey Road in Scarborough. For people aged 55 upwards, this building also has the advantage of a 24 hour alarm call service, with a chord in each room. The apartment briefly comprises of a lounge, kitchen, bathroom and 2 bedrooms. This property has the advantage of having a large loft space above. Outside there are stunning landscaped garden surrounding the whole building. A brand new lift provides easy access between floors. For more information on the retirement village company, please visit <https://www.anchor.org.uk/index.php/our-properties/holbeck-mews-scarborough>



Property Description

ENTRANCE HALL

With access to all rooms, the hallway is carpeted and has overhead lighting, electric heater, smoke alarm, electric consumer unit. Also has access to a large loft area. Main intercom system is located here also.

LOUNGE 15' 11" x 9' 9" (4.87m x 2.99m)

Large lounge with uPVC double glazing overlooking the rear car park, with views of the castle. Overhead lights as well as wall lights. Carpeted, t.v. point and telephone point, smoke alarm, electric heater and coving to the ceiling.

KITCHEN 9' 10" x 5' 6" (3.00m x 1.69m)

Modern kitchen with a range of base and wall units, finished with white glossed doors and wood worktop. Linoleum flooring, fridge, freezer and washing machine. Overhead and under counter lights. Stainless steel extraction unit above electric hob and oven. Inbuilt and matching stainless steel microwave and fan oven. Grey granite effect sink with stainless steel mixer tap. Mosaic tile surrounds. uPVC window overlooking rear car park.

BATHROOM 6' 9" x 6' 5" (2.08m x 1.98m)

Carpeted with tiled walls throughout. Stainless steel ladder radiator as well as an extra electric heater. Walk in shower unit with stainless steel bar mixer and glass screen enclosure. Matching white sink and toilet. Mirrored cabinet above sink. Shaver point within vanity light. Extraction system and overhead light.

MASTER BEDROOM 13' 6" x 13' 2" (4.13m x 4.02m)

Master bedroom, complete with fitted wardrobes. uPVC double glazed windows overlooking rear car park. Telephone and T.V. points, electric heater and carpet.

BEDROOM 2 10' 3" x 8' 1" (3.14m x 2.48m)

Second bedroom with carpet, overhead light and uPVC window overlooking rear car park.

LOFT

Large loft which covers the footprint of the apartment. With drop down ladder access.

SERVICE CHARGES AND LEASE

Service charge currently £129 per month.

Lease 966 years remaining.

Council Tax Band C

OUTSIDE

Communal gardens surround the whole building with a large car park at the rear for residents.

DIRECTIONS

From Scarborough train station, turn right onto Valley Bridge Road and continue straight along Ramshill Road and onto Filey Road. The property is on the left hand side towards the top of the road. There is a left turn that leads immediately into the designated communal car park.

- UPVC DOUBLE GLAZING
- MODERN KITCHEN
- 2 BEDROOMS
- DISABLED ACCESS
- LIFT ACCESS TO FLOORS

