



TOTAL APPROX. FLOOR AREA 613 SQ.FT. (56.9 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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Tenure

Leasehold

Council Tax Band

Viewing Arrangements

Strictly by appointment

Contact Details

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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	75	78
EU Directive 2002/91/EC		

Reference:
flat 2, 90 headland view

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	67	71
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.



2 Headland View, 90 Filey Road Filey Road, YO11 3AY

Guide Price £130,000

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2 bedroomed apartment in a very well maintained block on Filey Road. Briefly comprising of 2 bedrooms, bathroom, large modern kitchen and lounge. Fantastic view of the large communal garden through fully opening bifold doors that lead straight out onto said garden. Ideally located close to local shops and with easy routes out of Scarborough. Ramped access available to apartment through rear bi-fold doors. NO CHAIN – EARLY VIEWING ADVISED.

- 2 BEDROOMS
- MODERN APARTMENT
- UPVC DOUBLE GLAZING
- WELL MAINTAINED BLOCK
- LARGE COMMUNAL GARDENS



Property Description

MAIN ENTRANCE

Wooden front door, leading into entrance hall, door to stairs leading down to apartment.

FRONT DOOR

Wood front door leading to

HALLWAY

With access to all rooms, intercom system, heater, telephone point and overhead light.

LOUNGE

Spacious lounge area with television and telephone point, overhead light, electric fire, heater, uPVC window overlooking the rear and large fully opening uPVC bifold doors that lead straight out into the communal garden.

KITCHEN

Directly adjoins the lounge, modern kitchen with a range of wall and base units, matching stainless steel electric oven/hob/extractor, tiled splashback surround, linoleum flooring, stainless steel sink with mixer tap over, overhead light, integrated washing machine and fridge freezer.

BEDROOM 1 14' 6" x 10' 1" (4.42m x 3.09m)

Spacious main bedroom with two uPVC double glazed windows to the front of the property, overhead light, electric heater and carpet.

BEDROOM 2 8' 11" x 8' 5" (2.74m x 2.58m)

With uPVC window overlooking the front of the property, electric heater, carpet and overhead light.

BATHROOM 8' 0" x 7' 8" (2.46m x 2.34m)

Spacious bathroom with white 3 piece suite, stainless steel ladder radiator, overhead light, mixer shower over bath with glass shower screen, extraction unit and room is tiled throughout.

OUTSIDE

Large communal garden to the rear of the property, access either from the side of the block or directly from the apartment itself. mainly lawned with seating areas, shrubs, flowers and bushes.

REAR ACCESS

Flat has side access leading to ramped entrance to flat through bi-fold doors. (see bottom right picture)

Maintenance

The ground rent is £50 per annum. The block is managed by Ellis Hay and the current maintenance is £695 for the year.

DIRECTIONS

From Scarborough train station, turn right onto Valley Bridge Road, proceed over Ramshill Road and continue onto Filey Road, keep on that road until you reach the property on the left hand side.

