

Colin Ellis
property services



Highdale Road, Scarborough, YO12 6LL

£139,950

Located on this popular road connecting North Leas Avenue and Ryndle Walk this spacious two bedroom first floor flat forms part of this block of four purpose built flats. The property is convenient for a parade of local shops, Peasholm, North Bay and Town Centre. This property offers no onward chain.

MAINTENANCE - There is no formal maintenance arrangement, (no deed of covenant) each flat is insured separately by its owner, CASH BUYERS ONLY



Property Description

DESCRIPTION

Located on this popular road connecting North Leas Avenue and Ryndle Walk this spacious two bedroom first floor flat forms part of this block of four purpose built flats. The property is convenient for a parade of local shops, Peasholm, North Bay and Town Centre. Having its own independent access the property comprises UPVC double glazed door to return staircase and spacious hallway having loft access with pull down ladder to large loft having wall mounted central heating boiler. The front facing lounge is large with Adam style fire surround. There is also a well proportioned fitted kitchen again overlooking the front. There are two double bedrooms, the main one having fitted wardrobes both overlooking the rear. The bathroom has a two piece coloured suite with electric shower and rail over the bath. Outside to the rear is a driveway leading from Ryndle Walk to a garage with integrated workshop and utility area beneath the building. The property also benefits from gas central heating, UPVC double glazing and offers no onward chain. Early viewing recommended.

DIRECTIONS

From Scarborough Railway Station proceed down Northway onto Columbus Ravine, turn left up Dean Road, right over Glen Bridge onto Northstead Manor Drive after continuing onto North Leas Avenue, Highdale Road is off on the right hand side.

ENTRANCE HALL

UPVC double glazed ground floor entrance door leading to vestibule with UPVC double glazed window to front, ceiling light, return stairs with further UPVC double glazed window to side, ceiling light and glazed door to hallway.





BEDROOM ONE

14' 10" x 11' 00" (4.52m x 3.35m)

Built in double wardrobes, overhead cupboards and dressing table with vanity mirror and light, ceiling light, coved ceiling, radiator, UPVC double glazed window with fitted blind overlooking the rear and door leading to hallway.

BEDROOM TWO

12' 0" x 10' 6" (3.66m x 3.2m)

Ceiling light, radiator with thermostatic valve, UPVC double glazed window with fitted blind overlooking the rear and door leading to hallway.

BATHROOM

Two piece coloured suite with Gainsborough electric shower over bath, part tiled walls, track of spotlights, shower rail, vanity cupboard, heated towel warmer and radiator, UPVC double glazed window overlooking the rear and door to hallway.

WC

Separate low flush WC, ceiling light, UPVC double glazed frosted glass window with fitted blind and door leading to hallway

GARAGE

Main garage with up and over door with two further areas ideal as workshop and utility areas.

HALLWAY

Built in cupboards, radiator, coved ceiling, ceiling lights, loft access with pull down ladder to large loft area and wall mounted gas boiler providing for radiators and domestic hot water.

LOUNGE

17' 8" x 12' 3" (5.38m x 3.73m)

Adam style fire surround with tiled back inset living flame electric fire, double radiator having thermostatic valve, coved ceiling, ceiling light, TV point, UPVC double glazed window with fitted blind overlooking the front and door with glazed centre panel and matching side panels to hallway.

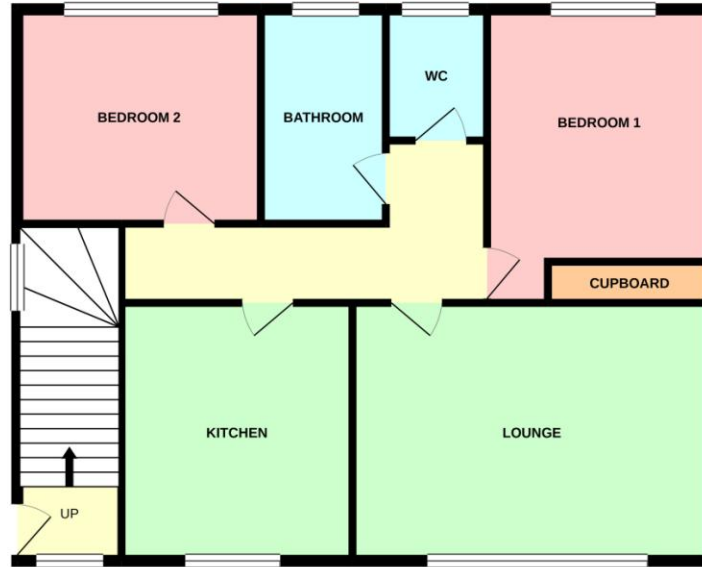
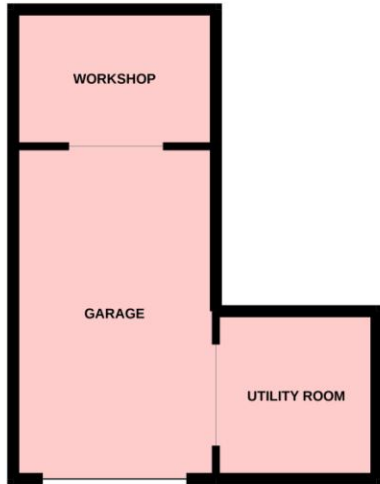
KITCHEN

12' 8" x 9' 0" (3.86m x 2.74m)

Resin one and half full sink unit with mixer tap, tiled splashbacks, fitted base, wall and drawer units in stone effect with wood trim, co-ordinating glass granite effect open work surfaces, electric cooker point, space for fridge and freezer, heated towel warmer, cupboard housing consumer unit, track of spotlights, UPVC double glazed window overlooking the front and door to hallway.

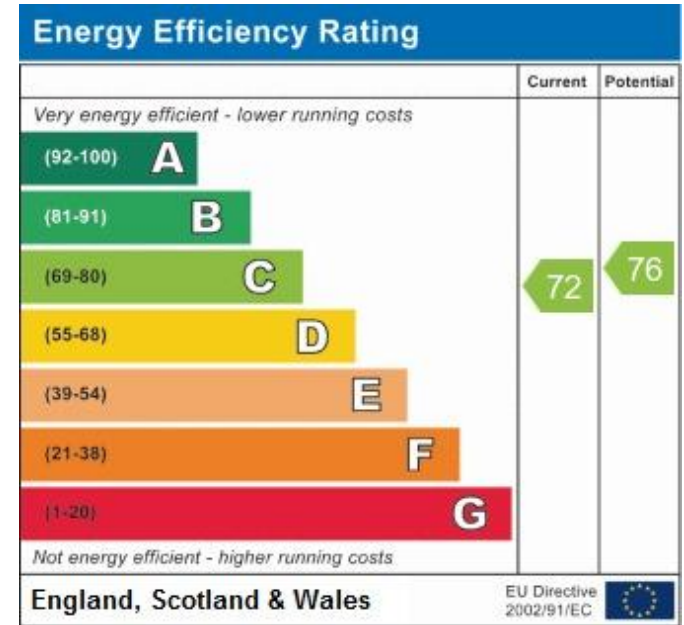
BASEMENT
294 sq.ft. (27.4 sq.m.) approx.

GROUND FLOOR
923 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.1 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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Council Tax Band: Band B



Highdale Road - Reference Number: 10770

Tel: 01723 363565
E-mail: info@colinellis.co.uk

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