

**Colin Ellis**  
property services



**Queen Margarets Road, Scarborough, YO11 2RX**

**£125,000**

This well laid out two bed roomed apartment is conveniently located for Ramshill Road and Scarborough's popular Esplanade and will appeal to a variety of purchasers. This property also offers no onward chain.





## Property Description

### DESCRIPTION

Forming part of this purpose built block of only four. Conveniently located for Ramshill Road facilities and Scarborough's popular Esplanade we are pleased to be able to offer this spacious and well laid out two bed roomed apartment which has dual access from both front and rear. The property will appeal to a variety of purchasers and benefits from ample storage throughout. Comprising communal front door, hallway and stairs to private entrance door leading to hallway with store cupboards. The generous sitting room overlooks the front with the kitchen having views across town towards the castle, shelved pantry and access to rear lobby with walk in store and rear access door. There are two good sized double bedrooms both with built in wardrobes/cupboards. The bathroom has a three piece coloured suite with shower over the bath. Outside are well tended communal gardens and a garage in the adjacent block. The property also benefits from gas fired central heating, UPVC double glazing and offers no onward chain.

### DIRECTIONS

From Scarborough Railway Station proceed over Valley Bridge on Ramshill and Filey Road, turn right on Queen Margarets Road with this property on the right hand side. It can also be approached via the rear on Princess Royal Park

### ENTRANCE

Communal front door, hallway and stairs leading to private entrance door.

### HALLWAY

Radiator, built in cupboards plus additional overhead cupboards, ceiling light, loft access and central heating thermostat control.





### **LOUNGE**

17' 3" x 12' 2" (5.26m x 3.71m)

Tiled fireplace and hearth, ceiling rose, coved ceiling, centre light, double radiator with thermostatic valve, UPVC double glazed window with fitted blind overlooking the front, television point and door to hallway.

### **KITCHEN**

12' 10" x 9' 1" (3.91m x 2.77m)

Stainless steel sink unit, tiled splashbacks, fitted base, wall and drawer units in white with onyx effect open work surfaces, radiator with thermostatic valve, track of spotlights, pantry cupboard with UPVC double glazed having frosted glass, extractor, space for fridge freezer, electric cooker point, floor standing Ideal gas boiler providing for radiators and domestic hot water, doors to hallway and rear lobby.

### **REAR LOBBY**

Walk-in storage cupboard being shelved, door to rear and fire escape.

### **BEDROOM ONE**

12' 8" x 12' 3" (3.86m x 3.73m)

Built in double wardrobe with overhead cupboards, cylinder/airing cupboard with cupboard over, radiator having thermostatic valve, ceiling light, UPVC double glazed window overlooking the rear with views across to the castle, fitted blind and door to hallway.

### **BEDROOM TWO**

12' 3" x 11' 3" (3.73m x 3.43m)

Ceiling light, radiator with thermostatic valve, built in double wardrobe with overhead cupboard, UPVC double glazed window with fitted blind overlooking the front and door to hallway.





GROUND FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



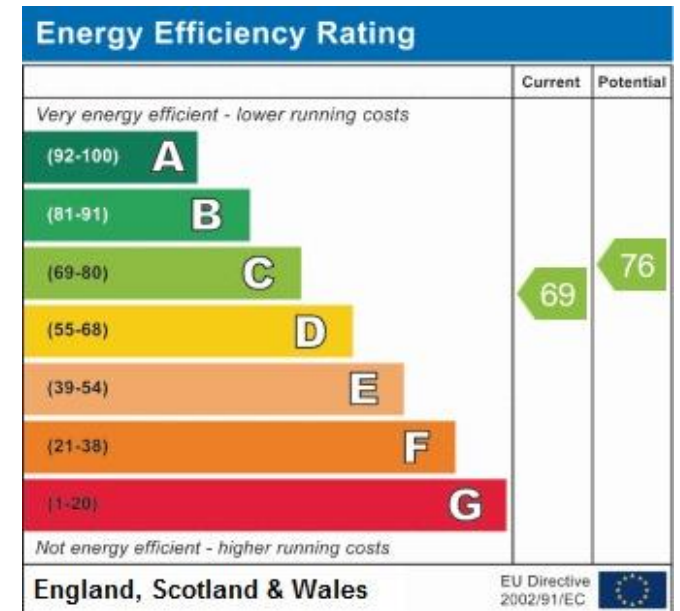
TOTAL FLOOR AREA : 708 sq.ft. (65.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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**BATHROOM**

Three piece coloured suite with mixer shower over bath, tiled splashbacks, ceiling light, radiator, shower rail, UPVC double glazed window with fitted blind overlooking the rear and door to landing

**OUTSIDE**

To the rear is a single garage in adjacent block with space to park outside.



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 COLIN ELLIS 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.

Council Tax Band: Band



Queen Margarets Road - Reference Number: 10767



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