





colin ellis

Filey Road,

Scarborough, YO11 2TP

Guide Price £75,000

Colin Ellis welcome to the market a TWO bedroom PURPOSE BUILT apartment FOR OVER 55'S set within the DESIRABLE SOUTH CLIFF of Scarborough. This GROUND FLOOR apartment is brought to the market in GOOD CONDITION throughout and forms part of this WELL REGARDED OVER 55'S DEVELOPMENT. The property also benefits from electric heating and uPVC double glazed windows.

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FULL DESCRIPTION

Forming part of this well regarded OVER 55s development on Filey Road, set in attractive gardens with parking, we are pleased to be able to bring to market this well presented two bedroomed apartment which offers an excellent opportunity to enjoy additional facilities including residents lounge and laundry room. The apartment is well laid out and comprises private entrance door to hallway with, lounge/diner having attractive fireplace. The fitted kitchen has some integrated appliances. There is both bedrooms having fitted wardrobe. The shower room is spacious with large cubicle, W.C. and hand basin. The property also benefits from electric heating, uPVC double glazed windows.

COMMUNAL AREA

Entry phone system for security and automated door to entrance hall and residents lounge, lift to all floors or stairs.

HALLWAY

Door entry phone system, storage heater, built-in cupboard, coving and power points.

LOUNGE/DINER

4.46 x 5.36 (14'8" x 17'7")

uPVC double glazed windows to the front and side, fire surround, storage heaters, coving and power points.

KITCHEN

2.83 x 1.83 (9'3" x 6'0")

uPVC double glazed window to the side, range of base, wall and drawer units, wood worktop, tiled splash back, integrated electric oven and hob, space for fridge/freezer, extractor hood, sink and drainer unit with mixer tap and power points.







BEDROOM ONE

2.73 x 2.19 (8'11" x 7'2")

uPVC double glazed window to the side, fitted wardrobe, electric heater and power points.

BEDROOM TWO

2.26 x 3.96 (7'5" x 13'0")

uPVC double glazed window to the side, fitted wardrobe, electric heater, coving and power points.

BATHROOM

2.73 x 2.19 (8'11" x 7'2")

Electric shower cubical, w/c, wash hand basin with pedestal, built-in cupboard, towel rail and coving.



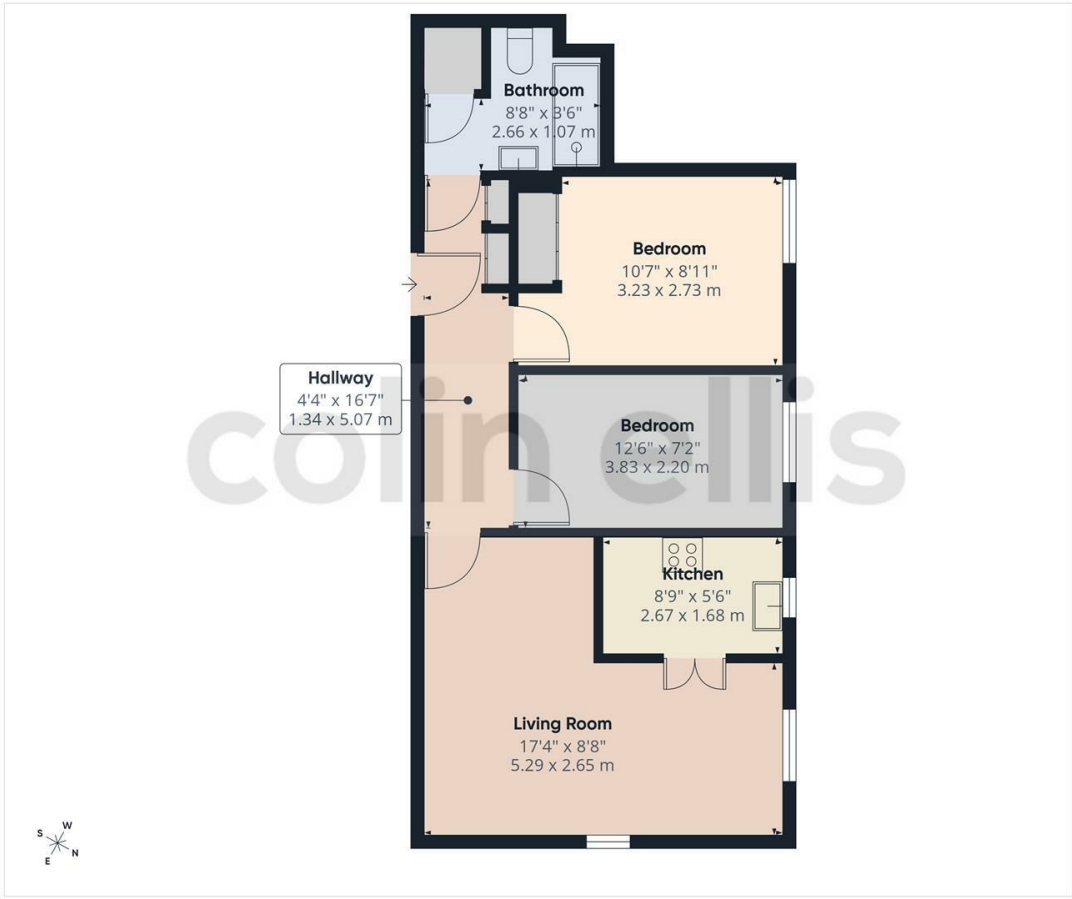






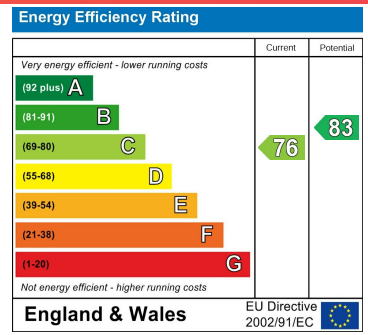






Filey Road - 18755765
Council Tax Band - D
Tenure - Leasehold

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.



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