



33 Filey Road

South Cliff, Scarborough, YO11 2TP

Open To Offers £80,000



Ellis Hay are delighted to bring to market this third floor, 2 bedroomed leasehold flat within a managed retirement complex. Hartford offers monitored 24 hours emergency support with cords in every room of the flats. Situated in a popular location on Filey Road this flat comprises of a kitchen, lounge and bathroom, 2 double bedrooms and in the hallway there are two large storage cupboards as well. In the complex there is also a separate laundry room, fully maintained outside grounds and internal common lounge areas. Parking spaces at the side of the property are based on availability.

In our opinion this is a pristine property, having been recently renovated and boasting a modern kitchen and bathroom and sea views from both bedrooms and the lounge. Available to the over 55's only. Pets are permitted with permission and a small annual charge. Sold with NO ONWARD CHAIN. We highly recommend an early viewing - call our friendly sales team on 01723 350077 to arrange an appointment.



Lift Access to the THIRD FLOOR

Private Entrance

HALLWAY

With 2 storage cupboards, overhead lights and access to all rooms.

LOUNGE/DINER

Dual aspect room with views over the South Bay and also Olivers Mount. Electric fire with ornamental surround. Overhead light, wall lights and thermostatically controlled infra-red heating pane. Glazed doors giving access to

KITCHEN

Range of modern wall, drawer and base units with co-ordinating worktop, metro tiled splashback and stainless steel sink. Integrated electric oven, ceramic hob and extractor fan over. Spaces for Fridge/freezer and automatic washing machine. Overhead light and window overlooking the side of the property.

BEDROOM 1

Double bedroom with UPVC window overlooking the South Bay. Overhead light and thermostatically controlled heating panel.

BEDROOM 2

Double bedroom with UPVC window overlooking the South Bay. Overhead light, thermostatically controlled heating pane and built in wardrobe with mirrored doors.

BATHROOM

Walk in shower cubicle with, hand basin and WC. Overhead light and extractor fan.

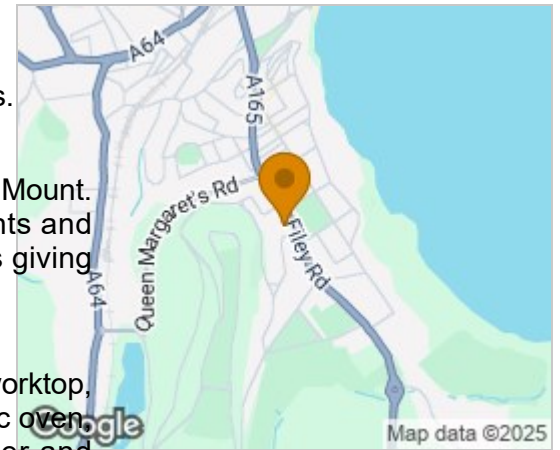
FACILITIES

There is a communal lounge, laundry facilities and 24 hour emergency support.

TENURE

We are advised by the owners that the property is Leasehold with management by First Port and the annual fees are twice yearly payments of approximately £2161

Area Map



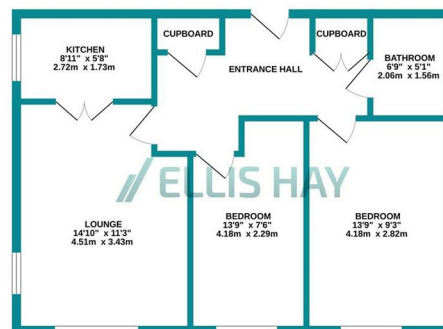
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: D

Tenure: Leasehold

THIRD FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 574 sq.ft. (53.3 sq.m.) approx.
Where necessary, this has been made to match the accuracy of the European standard floor measurement.
All other dimensions shown are for information only and do not constitute a guarantee of accuracy or any other representation. The floor area, layout and dimensions shown here are based on the best available information.

Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that (i) all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property