



9 Belmont Road

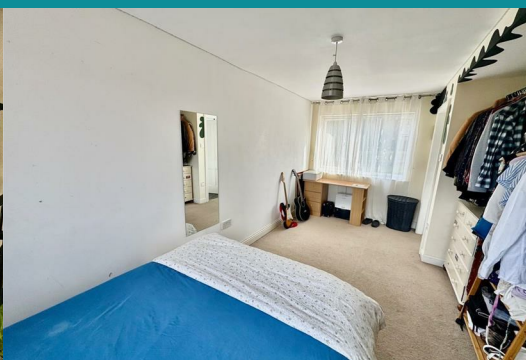
Scarborough, YO11 2AA

Guide Price £75,000



We are delighted to bring to the market this ONE BEDROOMED maisonette, WELL PRESENTED throughout, includes PRIVATE GARAGE. Being sold with NO CHAIN, ideal INVESTMENT or FIRST TIME BUYER opportunity within a WELL MAINTAINED BLOCK. Complete with FEATURE SPIRAL STAIRCASE. Located CLOSE TO LOCAL SHOPS and a 5 minute walk to TOWN CENTRE.

Please call our friendly sales team to arrange a viewing on 01723 350077.



COMMUNAL HALLWAY

LOUNGE 5.24 x 4.39

Large lounge area with plenty of natural light through the front and rear Upvc windows. Well decorated with carpet and overhead lights. The lounge also boasts a feature spiral staircase which leads up into the main bedroom area. Television and telephone points. Overhead light fittings, electric heater and smoke alarm. The Upvc windows look over the front and the back of the property. The lounge also has an open plan kitchen

KITCHEN AREA 2.37 x 1.95

Kitchen within the open plan lounge has a range of base and wall units. Integrated stainless steel oven, convection hob and stainless steel splashback. Tiled splashback surround, stainless steel sink with matching mixer tap. Linoleum floor and space for fridge and washing machine. Electric consumer unit above kitchen wall units.

SPIRAL STAIRCASE

Leading to

BEDROOM 5.25 x 2.17

Large bedroom area with overhead lights and large Upvc windows overlooking the front and rear of the property, the rear has a view of the valley behind. Smoke alarm on the ceiling, electric heater and carpet.

BATHROOM 2.16 x 2.46

Matching white 3 piece suite with matching stainless steel taps and fittings. Linoleum flooring and overhead light above. Frosted Upvc window overlooks the front of the property. Extractor fan installed. Tiled splashback surrounding the bath. Electric heater.

GARAGE

DIRECTIONS

What 3 Words
Bought.Paints.Bigger

TENURE

The property is Freehold and block maintenance is with Ellis Hay. The Maintenance charge for the current year was £1200.

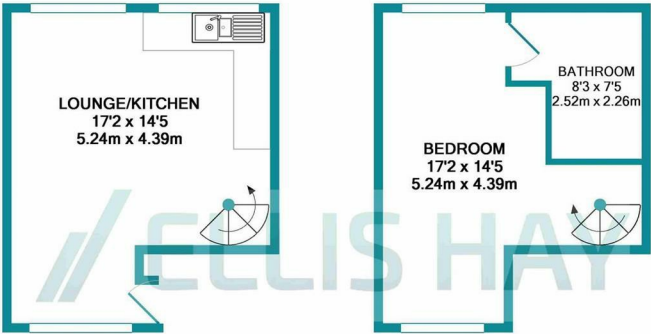
Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	72
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Council Tax Band: A

Tenure: Freehold



GROUND FLOOR
APPROX. FLOOR
AREA 220 SQ.FT.
(20.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 216 SQ.FT.
(20.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 436 SQ.FT. (40.5 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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Ellis Hay for themselves, for any joint agreement set out as a general outline only for the contract; (ii) all descriptions, dimensions, and other details are given in good faith and are believed to be correct but a prospective purchaser should satisfy themselves by inspection or other means and make or give any representation or warranty.

ive notice that {all the particulars constitute part of, an offer or and other details are given in good representations of fact but must of Ellis Hay, has any authority to