



7a St Martins Square

South Cliff, Scarborough, YO11 2DQ

Guide Price £106,500



Situated in the well-regarded St Martins Square area of Scarborough, this one-bedroom flat enjoys a convenient location close to a variety of local amenities, including shops, cafés, and public transport links. The property is within walking distance of the town centre and the South Bay seafront, offering access to both everyday essentials and leisure attractions. St Martins Square is popular for its community feel and central position.

Located on the lower floor of a period building, the flat comprises a spacious hallway, lounge, separate kitchen, one double bedroom, bathroom, useful utility/storage room and own driveway offering off road parking. Internal inspection is recommended to fully appreciate the layout and natural light available in the property.

The property is offered with no onward chain. For further details or to arrange a viewing, please contact Ellis Hay on 01723 350077 or visit www.ellishay.co.uk. All enquiries are welcome.



Private Entrance

Double gated entrance leading to property and rear yard.

Hallway

Spacious hallway with two windows to side, leading to

Lounge/Dining Room 19'11" x 7'2" (6.08 x 2.2)

Sash windows to side, laminated flooring throughout, spotlights overhead, feature brick wall including electric fireplace with wood surround and tiled hearth.

Kitchen 4.56 x 1.96

Sash window to side, granite worktop throughout, ceramic Belfast sink, electric hob with extractor fan. With a range of drawer, wall and base units, room for fridge freezer, wooden flooring throughout and spotlights overhead.

Bedroom 17'11" x 14'6" (5.48 x 4.44)

Double bedroom with bay fronted window overlooking the front of the property. Overhead lighting, radiator and carpeted throughout.

Bathroom 10'4" x 7'2" (3.16 x 2.2)

Free standing roll top bath, separate shower cubicle with bar mixer shower, WC and handbasin. Part tiled, overhead lighting and extractor fan.

Utility Room

Plumbed for automatic washing machine, wall mounted Gas boiler.

Outside

Secure driveway belonging to the flat which offers off road parking and courtyard area to the rear. Includes outside lighting and brick built storage shed, outside tap with steps leading to gated access.

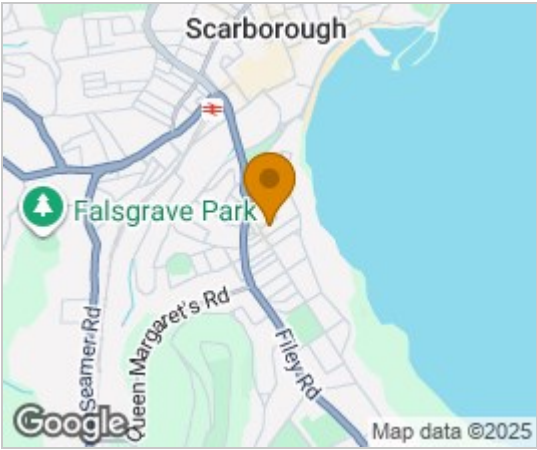
Tenure

We are advised by the owner that the property is Freehold.

Directions

What 3 Words
driver.turns.happy

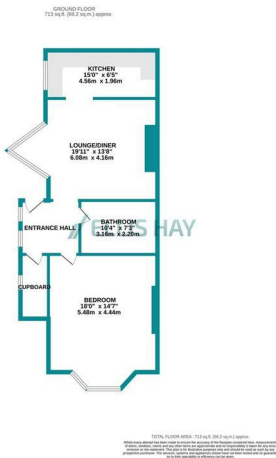
Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(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: C

Tenure: Freehold



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