



16 Caburn Close

Woodlands, Scarborough, YO125DY

Guide Price £105,000



Ellis Hay are delighted to bring to the market this two-bedroom first floor flat located in the popular area of Woodlands, Scarborough. With two well-proportioned bedrooms, this property, in our opinion, offers a fantastic opportunity for a range of buyers.

When briefly described the property offers a spacious lounge, kitchen, bathroom and two bedrooms. The property benefits from its close proximity to local amenities, with close transport links to Falsgrave and the town centre. The property also benefits from a private car park and designated bay.

We highly recommend an early viewing, please call our friendly sales team on 01723 350077 to book an appointment.



Lounge 14'5" x 11'3" (4.40 x 3.45)

Rear facing UPVC window, overhead lighting and radiator. Laminate flooring throughout with electric fire and feature hearth.

Kitchen 8'10" x 8'2" (2.70 x 2.51)

Rear facing UPVC window, overhead lighting, laminated flooring throughout, part tiled with a range of base, drawer and walls units. Plumbing for washing machine, space for a fridge freezer, electric oven and hob.

Bathroom 6'8" x 6'7" (2.05 x 2.03)

Overhead lighting, radiator, laminated flooring throughout. Part tiled, WC and basin with shower over bath.

Bedroom 1 12'1" x 10'2" (3.70 x 3.11)

Front facing UPVC window, laminate flooring throughout with overhead lighting, radiator and built in wardrobe.

Bedroom 2 10'0" x 8'6" (3.07 x 2.60)

Front facing UPVC window, laminate flooring throughout with overhead lighting and radiator.

Outside

To the front private car park with individual parking bay. Locked storage to the side of the property.

Directions

What 3 Words

Rash.drum.lucky

Area Map

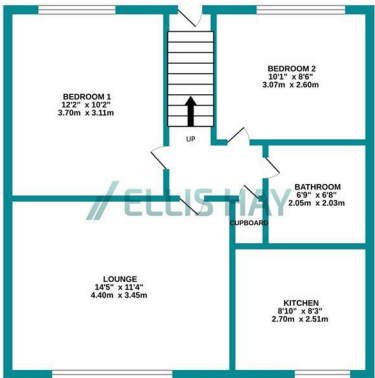


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: A

Tenure: Leasehold

GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 546 sq.ft. (50.7 sq.m.) approx.
*All measurements are taken to the internal face of the walls and are approximate. They are not intended to be used for legal purposes. The purchaser should verify the measurements by inspection or otherwise. The purchaser should also verify the measurements by inspection or otherwise. The purchaser should also verify the measurements by inspection or otherwise. The purchaser should also verify the measurements by inspection or otherwise.

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