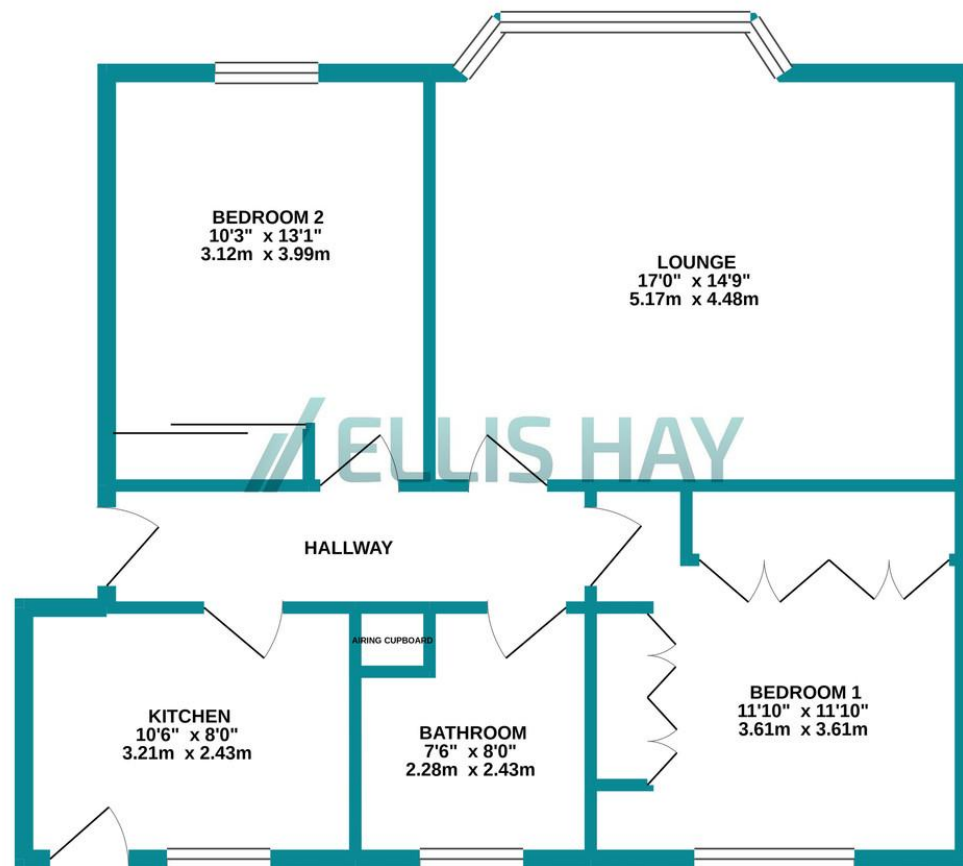


GROUND FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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**  
Sales | Lettings | Management

**FOR SALE**



Tenure  
Freehold

Council Tax Band  
B

Viewing Arrangements  
Strictly by appointment

Contact Details  
14 Aberdeen Walk  
Scarborough  
North Yorkshire  
YO11 1XP

www.ellishay.co.uk  
info@ellishay.co.uk  
01723 350077

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	73
Reference: 7 Stepney Lodge			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		71	74

Disclaimer: Ellis Hay strive to provide accurate sales particulars for our customers, however no responsibility can be held for inaccuracy or error and our measurements are approximate. Although we have inspected the property, no fittings, services or appliances have been tested by ourselves either within or outside the building, and we would advise obtaining verification from a solicitor or surveyor. If travelling a considerable distance please contact us if there is a particular aspect of the property you would like confirming.

**Stepney Close**  
Scarborough, North Yorkshire YO12 5DW

Offers In Region Of £155,000

14 Aberdeen Walk  
Scarborough  
North Yorkshire  
YO11 1XP

Tel: 01723 350077  
info@ellishay.co.uk

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We are delighted to offer to the market this well presented apartment situated in a desirable residential area, set at the end of a quiet cul-de-sac. The property is part of a purpose built block with wide communal access to the front and a large mature shared garden to the rear. The property comprises entrance hall, dual aspect large lounge/dining room, modern kitchen and bathroom and 2 double bedrooms, both with useful fitted storage solutions. Benefiting from UPVC double glazing, parking and the well maintained communal grounds, the property also has a balcony and utility area. VIEWING IS HIGHLY RECOMMENDED. SOLD WITH NO ONWARD CHAIN



## Property Description

### COMMUNAL ENTRANCE

The property is on the first floor and on the left hand side.

### PRIVATE ENTRANCE

Fire Door leading to

### HALLWAY

With overhead light and radiator.

### LOUNGE/DINER

Large bay fronted UPVC window overlooking the front of the property and further UPVC window to the side. Overhead light, coving, radiator and carpet. Electric fire and radiator. TV and phone point.

### KITCHEN

Modern wall and base kitchen units with glass fronted display cupboards with lighting. Co ordinating worktop and tiled splash back. Integrated electric oven, gas hob with extractor fan over. Stainless steel one and a half sink with mixer tap. Space for fridge/freezer and plumbing for washing machine. Overhead light, linoleum floor, UPVC window overlooking the rear and UPVC door giving access to the balcony.

### BEDROOM 1

UPVC window overlooking the rear of the property. 2 built in wardrobes, offering a variety of storage solutions. Hand basin with light above. Radiator and overhead light. TV point.

### BEDROOM 2

Double bedroom with front aspect UPVC window, overhead light and radiator. Built in wardrobe offering storage and desk area. Telephone point.

### BATHROOM

With rear aspect frosted uPVC window, 3 piece suite, radiator, ceiling light, tiled walls and airing cupboard housing combi boiler.

### BALCONY

With views over the rear garden and access to utility cupboard with space for a tumble dryer.

### OUTSIDE

Communal gardens to the front and rear.

## MAINTENANCE

Currently £365 per half year including insurance.

## DIRECTIONS

From Scarborough Railway station, proceed left onto Westborough and follow the road onto Falsgrave. At the mini roundabout, go straight on onto Stepney Road. At the next roundabout, turn right onto Stepney Drive and then the first right turn onto Stepney Close, turn left at the top and the property is straight ahead to the left hand side.

- 2 BEDROOM APARTMENT
- SUPERIOR LOCATION
- DUAL ASPECT LARGE LIVING/DINING ROOM
- FITTED STORAGE IN BEDROOMS
- UPVC DOUBLE GLAZING

