



Tenure
Freehold

Council Tax Band
E

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		66	41
EU Directive 2002/91/EC			
Reference: Norbury Graph			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England, Scotland & Wales		57	33
EU Directive 2002/91/EC			

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.

Weaponness Drive
Scarborough, North Yorkshire YO11 2TZ

14 Aberdeen Walk
Scarborough
North Yorkshire
YO11 1XP

Tel: 01723 350077
info@ellishay.co.uk

Guide Price £325,000

www.ellishay.co.uk

Ellis Hay is delighted to offer to the market what we believe to be a truly stunning luxury duplex apartment of a standard rarely available. With spacious and stylish accommodation located in semi rural location, the property has much to offer, not least the breathtaking panoramic views of Scarborough from the large living/dining room and bedrooms above. Comprising, stairs to entrance porch, large hallway with floor to ceiling fitted bookshelves, ideal as a possibly working from home space, kitchen with modern appliances, large dual aspect living/dining room with bay windows overlooking South Bay which we feel would make the perfect entertaining space. There is also a double bedroom and family bathroom. To the second floor are two double bedrooms, both with amazing views, bathroom with walk in shower and laundry room. Outside is a mature private garden with pond and private gated path from road, wooden summer house, block paved driveway with parking and access to the shared garage.



Property Description

ENTRANCE

With steps leading up to front door

PORCH

Large porch area with storage cupboard.

HALLWAY

Large hallway with built in cupboards and floor to ceiling bookshelves. Overhead light, coving, radiator, telephone point and solid wood floors.

LOUNGE/DINING ROOM

Double doors leading into large lounge/dining room with double bay windows offering the most glorious views of the South Bay and further side facing window. Solid wood floors throughout, coving, 3 radiators and fire place with stylish gas fire and co-ordinating hearth.

KITCHEN

Shaker style kitchen with range of wall, base and drawer units. Stainless steel gas hob with stylish white cooker hood over and built in oven/microwave/grill and space for fridge/freezer. Inset Belfast sink with tiled splash back, co-ordinating work tops and integrated dish washer. Overhead lights and feature under cupboard lights. Laminate flooring. Bay fronted window overlooking the front of the property.

BEDROOM 1

Double bedroom with bay fronted window and further front aspect window. Overhead light, radiator and fireplace.

BATHROOM

3 piece bathroom suite with feature panelled walls, radiator and inset ceiling spotlights. Front aspect window.

STAIRS LEADING TO LANDING

Radiator, overhead light and feature stained glass skylight.

BEDROOM 2

Double bedroom with front aspect bay window, ornate fireplace, radiator and overhead light.

BEDROOM 3

Currently used as a study. Side aspect bay window, ornate fireplace, overhead light and radiator.

BATHROOM/WETROOM

Walk in shower area, back to wall toilet and hand basin. Fully tiled floor and walls, stainless steel ladder radiator and Velux window. Inset ceiling spotlights. Loft access.

LAUNDRY/UTILITY ROOM

Accessed from landing, plumbed for automatic washing machine and housing modern gas boiler (installed November 2019).

GARDEN

To the front of the property there is a private mature garden with shrubs, borders, pond and lawn, private, gated, garden path from road. There is also a secluded wooden summerhouse.

GARAGE

With a driveway to the side of the property and parking in front of the shared garage. The garage is a double unit and apartment has a 1/2 share.

DIRECTIONS

Take A165 towards Filey and after the junction with B1427, take the next right onto Mountside and then left onto Weaponness Drive. The property is on the left hand side.

TENURE The property is freehold with a deed of covenant in place.

- Large Duplex Apartment
- Stunning Panoramic Views of the South Bay
- 3 Bedrooms and 2 Bathrooms
- No Onward Chain
- Private Mature Garden

