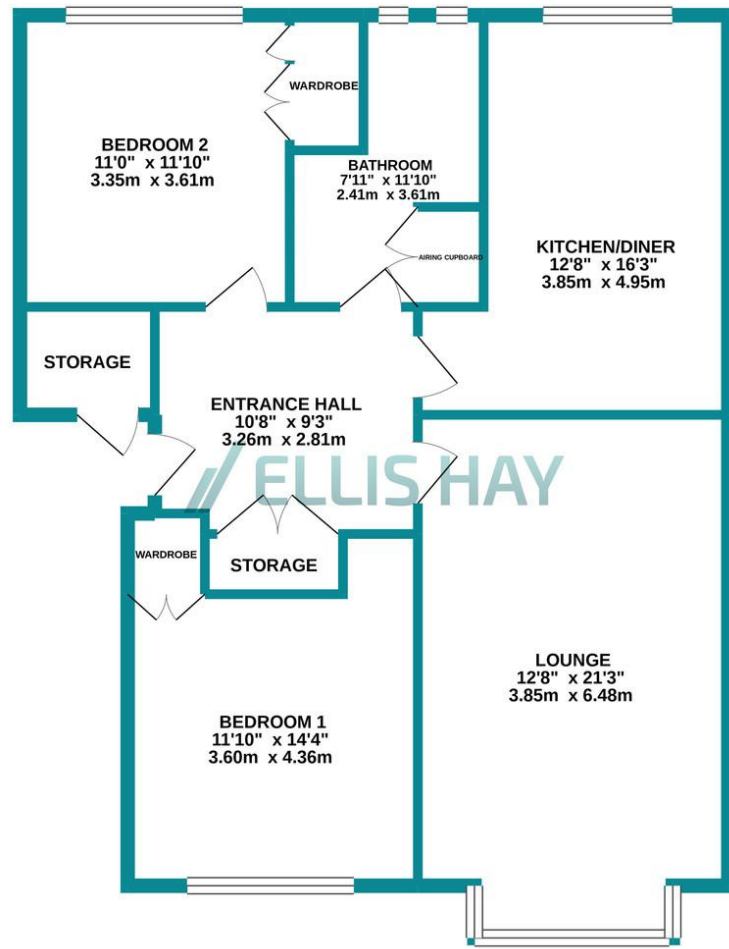


GROUND FLOOR  
949 sq.ft. (88.2 sq.m.) approx.



TOTAL FLOOR AREA: 949 sq.ft. (88.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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# ELLISHAY FOR SALE

Sales | Lettings | Management



Tenure  
Leasehold

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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Reference:  
3glaytoncourt

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.

**Glayton Court**  
Falsgrave Road, Scarborough, North Yorkshire YO12 5AW

Offers Over £120,000

14 Aberdeen Walk  
Scarborough  
North Yorkshire  
YO11 1XP

Tel: 01723 350077  
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We are delighted to bring to the market this centrally located, generously proportioned apartment situated in a purpose built block. Conveniently located on Falsgrave, close to a great many local amenities such as large supermarket, doctors surgery and transport links. Complete with parking to the rear of the building, the property consists of entrance hall with storage, lounge, kitchen/diner, 2 bedrooms and bathroom. In our opinion, this is a great buy with large rooms, convenient location and sold with NO ONWARD CHAIN. Call us now to arrange an early viewing.



## Property Description

### COMMUNAL ENTRANCE

With intercom system.

Communal hallway with stairs to the first floor where the apartment is located.

### PRIVATE ENTRANCE

Main front door next to private external storage space.

### ENTRANCE HALL

With intercom system, coved ceiling, wall mounted thermostat, telephone point, radiator and ceiling light.

### LOUNGE

With large front aspect uPVC bay window, 2 radiators, electric fire, 2 ceiling lights, television point and coved ceiling.

### KITCHEN/DINER

With rear aspect uPVC window, radiator, range of wall and base units, stainless steel sink and mixer tap, wall mounted combi boiler, space for cooker/washing machine/fridge/freezer/dishwasher, ceiling light, tiled splashbacks and coved ceiling.

### BEDROOM ONE

With front aspect uPVC window, coved ceiling, ceiling light, radiator and built in wardrobe.

### BEDROOM TWO

With rear aspect uPVC window, coved ceiling, ceiling light, telephone point, radiator and built in wardrobe.

### BATHROOM

With 2 rear aspect frosted uPVC windows, ceiling light, airing cupboard, radiator, white 3 piece suite, large glass shower enclosure with electric shower, extraction unit, shaver point and coved ceiling.

### TENURE

Maintenance costs approx. £745 per annum. Lease approx. 950 years remaining.

### PARKING

Located at the rear of the property, secure gated, no designated space.

### DIRECTIONS

From Scarborough train station, turn left and proceed along Falsgrave Road. At the first set of traffic lights, continue straight ahead. The property is on the left hand side after the turn off to All Saints Road.

- 2 BEDROOM APARTMENT
- CENTRAL LOCATION
- GENEROUSLY PROPORTIONED ROOM
- MODERN BATHROOM
- PARKING

