



TOTAL APPROX. FLOOR AREA 538 SQ.FT. (50.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Tenure

Leasehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

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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			
		70	78
England, Scotland & Wales			
		EU Directive 2002/91/EC	
Reference: Flat 2, 50 Devonshire Drive			

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			
		65	74
England, Scotland & Wales			
		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.

Flat 2, 50 Devonshire Drive
Scarborough, North Yorkshire, YO12 7NH

Guide Price £120,000

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Ellis hay are pleased to bring to the market this attractive first floor flat close to Scarboroughs North Bay. Comprising of two good sized bedrooms, a large lounge area, modern bathroom and spacious kitchen. Close to the North Bay amenities, Alpamare water park and the Open Air Theatre, the property is ideally placed as well as being close to local bus routes and schools. Gas central heating and uPVC windows throughout. Intercom system provides extra security and ease for the homeowner. The property is immaculately finished to a high standard and would also make a great holiday home or rental.



Property Description

PATH TO FRONT DOOR

Wooden front door with intercom locking system that is activated from with the flat itself.

COMMUNAL HALLWAY

With stairs leading to flat on 1st floor

FRONT DOOR

Wooden front door with stainless steel effect handle.

HALLWAY

Well presented hallway with dark wood effect laminate flooring, brushed metal switches, overhead light, telephone/intercom point and access to electric board. All doors to rooms are wooden with matching handles.

BATHROOM

Light, modern bathroom with matching 3 piece suite. Tiled walls with a smart tile effect laminate flooring installed. Stainless steel ladder style radiator matches the overhead shower and mixer taps on the wash basin. The bathroom also houses a large storage cupboard. With

frosted uPVC window overlooking the rear and overhead light.

MASTER BEDROOM

Spacious and well decorated, this bedroom is carpeted and the uPVC window overlooks the rear of the property. With overhead light and radiator.

BEDROOM 2

A nicely sized second bedroom, carpeted and with a side aspect uPVC window. This room houses the thermostat. With overhead light and radiator.

LOUNGE

Beautiful light and airy lounge space with a large uPVC bay window overlooking the front of the property. Electric fire with large wooden ornamental shelf above. Carpeted with T.V. point, carpet, radiator and overhead light.

KITCHEN

This modern kitchen has a multitude of wall and base units with brushed steel effect handles and an effective wood laminate flooring. Grey subway tiled splashback around the worktops with a stainless steel sink and matching mixer tap. Extractor unit above oven. Space for oven, washing machine and fridge. With uPVC window overlooking the front of the building, overhead light and radiator.

Maintenance £100 per year, paid in two 6 monthly installments.

DIRECTIONS

From Peasholm Park, turn right onto Peasholm drive and follow the road up. The third left turn is Devonshire Drive. The property is on the right hand side around a quarter of the way up.

- uPVC WINDOWS
- WELL PRESENTED THROUGHOUT
- GAS CENTRAL HEATING
- NORTH BAY AMENITIES
- 1ST FLOOR FLAT
- NO CHAIN

