



## Delverne Flats 9-11 Granville Road

Scarborough, YO11 2RA

£100,000



We are delighted to bring to the market this ONE BEDROOM FLAT sold with NO ONWARD CHAIN. Situated on the popular SOUTH BAY, the property is just a short distance from our coastline, local amenities such as shops, churches, Drs and eating establishments, and there are local transport links to Scarborough and Filey.

When briefly described the property consists of lounge/dining room, double bedroom, kitchen and modern bathroom. In our opinion this flat will appeal to a variety of purchasers, from those looking for a weekend retreat, first time buy or those looking to downsize. With the added benefit of no onward chain, this home is ready for you to move in and make your own.

Call our friendly sales team to arrange your viewing.



## Entrance Hall

Entrance to the property with overhead lighting, laminated flooring and radiator.

## Lounge 14'9" x 10'11" (4.51 x 3.35)

With UPVC Bay windows overlooking the front of the property. Overhead lighting, radiator and laminated flooring throughout.

## Kitchen 9'10" x 7'2" (3.02 x 2.20)

With a range of wall, base and drawer unites, co-ordinating worktop, stainless steel sink and taps. Space for cooker and fridge.

## Bathroom 6'6" x 5'8" (2.00 x 1.73)

Toilet and basin suite with shower unit and bath.

## Bedroom 14'11" x 10'11" (4.57 x 3.35)

Double bedroom with overhead lighting and radiator. Built in storage and laminated flooring throughout.

## Tenure

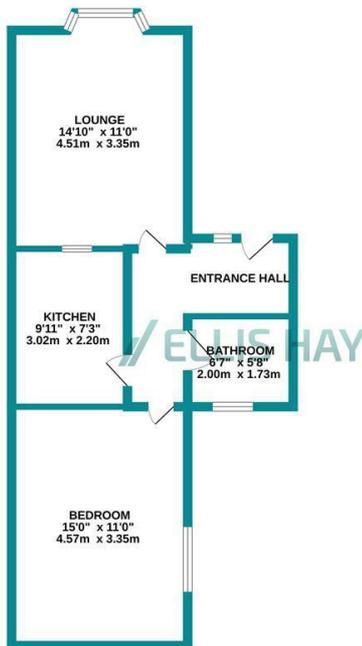
The property is Leasehold. The lease has 974 years remaining. The block is managed by Ellis Hay and we are advised that the annual fees are in the region of £1200, paid monthly.

## Area Map



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 57                      | 66        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA - 461 sq.ft. (42.8 sq.m.) approx.  
While 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 omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, contents and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrepro (2024)

**Council Tax Band: A**

**Tenure: Leasehold**

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