



ALBION ROAD SCARBOROUGH YO11 2BT

£69,950



In our opinion, convenient for Ramshill shops and amenities this good sized two bedroomed third floor apartment will appeal to first time buyers and landlords alike. The property has stair or lift approach and comprises of hallway, bay fronted lounge overlooking the adjacent church and view across to Olivers Mount, fitted kitchen with some integrated appliances. There are two double bedrooms and a bathroom having three piece white suite with electric shower over bath. The property also benefits from no onward chain.

Albion Road - Property Number 109310

LOCATION

From Scarborough Railway Station proceed over Valley Bridge onto Ramshill Road. Albion Road is off on the left hand side.

COMMUNAL FRONT DOOR

To communal hallway, stairs or lift approach.

PRIVATE ENTRANCE DOOR TO HALLWAY

Ceiling light, cylinder/airing cupboard.

LOUNGE 15'1" x 13'7" [4.6m x 4.14m]

Ceiling rose with centre light, fire surround, alcove, laminate floor, electric wall heater, bay window overlooking the church with partial side sea glimpse and views across to Oliver's Mount, half glazed door to hallway.

KITCHEN 14'2" x 5'2" [4.32m x 1.57m]

Stainless steel sink with matching mixer tap, range of fitted base, wall and drawer units in white with grey trim, grey granite effect open worksurfaces, integrated oven, hob and extractor, plumbed for automatic washing machine, space for fridge freezer, track of spotlights, window overlooking the rear with views across to town, door to hallway.

BEDROOM 1 10'11" x 10'4" [3.33m x 3.15m]

Ceiling light, electric wall heater, window overlooking the front with views across to the church and Oliver's Mount, door to hallway.

BEDROOM 2 11'0" x 10'4" [3.35m x 3.15m]

Ceiling light, electric wall heater, uPVC double glazed window overlooking the rear and views across to town, door to hallway.

BATHROOM

Three piece suite in white comprising of low flush w.c, hand basin with mixer tap, electric shower over bath, part tiled walls, ceiling light, door to hallway.

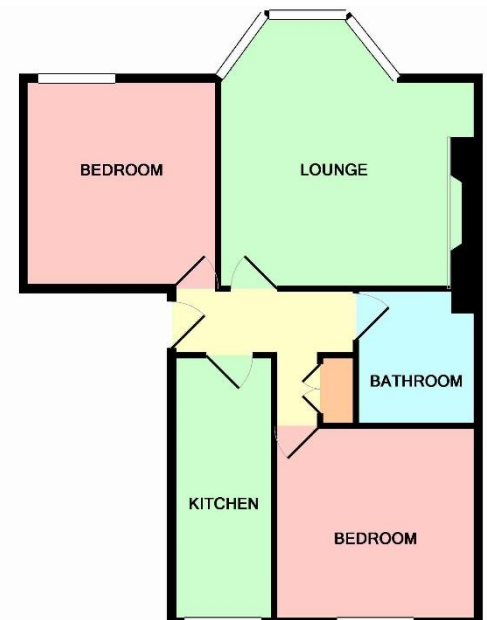
EPC RATING: F

TENURE: Leasehold

MAINTENANCE: Maintenance agreement in place with Nicholsons.

RESIDENTIAL DISCLAIMER

The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you.



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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