



## 9 Belmont Road

Scarborough, YO11 2AA

**Guide Price £80,000**



We are delighted to bring to the market this ONE BEDROOMED maisonette, WELL PRESENTED throughout, includes PRIVATE GARAGE. Being sold with NO CHAIN, ideal INVESTMENT or FIRST TIME BUYER opportunity within a WELL MAINTAINED BLOCK. Complete with FEATURE SPIRAL STAIRCASE. Located CLOSE TO LOCAL SHOPS and a 5 minute walk to TOWN CENTRE.

Please call our friendly sales team to arrange a viewing on 01723 350077.



## COMMUNAL HALLWAY

### LOUNGE 5.24 x 4.39

Large lounge area with plenty of natural light through the front and rear Upvc windows. Well decorated with carpet and overhead lights. The lounge also boasts a feature spiral staircase which leads up into the main bedroom area. Television and telephone points. Overhead light fittings, electric heater and smoke alarm. The Upvc windows look over the front and the back of the property. The lounge also has an open plan kitchen

### KITCHEN AREA 2.37 x 1.95

Kitchen within the open plan lounge has a range of base and wall units. Integrated stainless steel oven, convection hob and stainless steel splashback. Tiled splashback surround, stainless steel sink with matching mixer tap. Linoleum floor and space for fridge and washing machine. Electric consumer unit above kitchen wall units.

### SPIRAL STAIRCASE

Leading to

### BEDROOM 5.25 x 2.17

Large bedroom area with overhead lights and large Upvc windows overlooking the front and rear of the property, the rear has a view of the valley behind. Smoke alarm on the ceiling, electric heater and carpet.

### BATHROOM 2.16 x 2.46

Matching white 3 piece suite with matching stainless steel taps and fittings. Linoleum flooring and overhead light above. Frosted Upvc window overlooks the front of the property. Extractor fan installed. Tiled splashback surrounding the bath. Electric heater.

### GARAGE

### DIRECTIONS

What 3 Words

Bought.Paints.Bigger

### TENURE

The property is Freehold and block maintenance is with Ellie Hay. The Maintenance cha

## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>49</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Council Tax Band: A

## Tenure: Freehold



GROUND FLOOR  
APPROX. FLOOR  
AREA 220 SQ.FT.  
(20.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 216 SQ.FT.  
(20.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 436 SQ.FT. (40.5 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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