



Queen Margarets Manor Queen Margarets Road

Scarborough, YO11 2RT

Guide Price £130,000



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Scarborough, YO11 2RT

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1 Queen Margaret's Manor

Situated on the sought-after south side of Scarborough, this well-proportioned two-bedroom apartment enjoys a convenient location close to a range of local amenities, the Esplanade, South Bay, transport links and the town centre. Offered to the market with no onward chain, the property presents an excellent opportunity for a variety of purchasers, including first-time buyers, downsizers and investors.

The accommodation briefly comprises a bright and spacious lounge, fitted kitchen, two well-proportioned bedrooms and a modern wet room. Externally, the property benefits from its own private garden, providing a pleasant outdoor space to enjoy. Further benefits include gas central heating and double glazing.

In our opinion, this apartment offers comfortable and well-maintained accommodation in one of Scarborough's most desirable residential areas. The inclusion of a wet room, private garden and the advantage of no onward chain make this a practical and appealing home, and early viewing is highly recommended.

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

Lounge

15'2" x 13'11" (4.63 x 4.26)

Kitchen

10'9" x 8'6" (3.29 x 2.60)

Bathroom

8'5" x 5'0" (2.59 x 1.54)

Bedroom 1

12'3" x 12'3" (3.75 x 3.74)

Bedroom 2

12'3" x 9'3" (3.74 x 2.82)

Tenure

We are advised that the property is managed by Ellis Hay Estate agents.

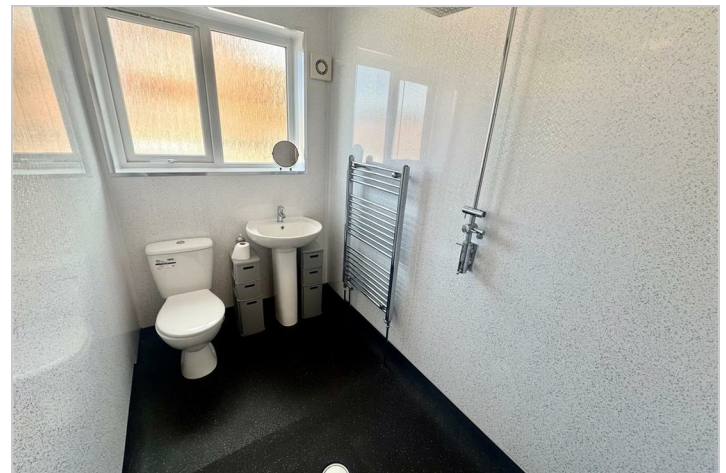
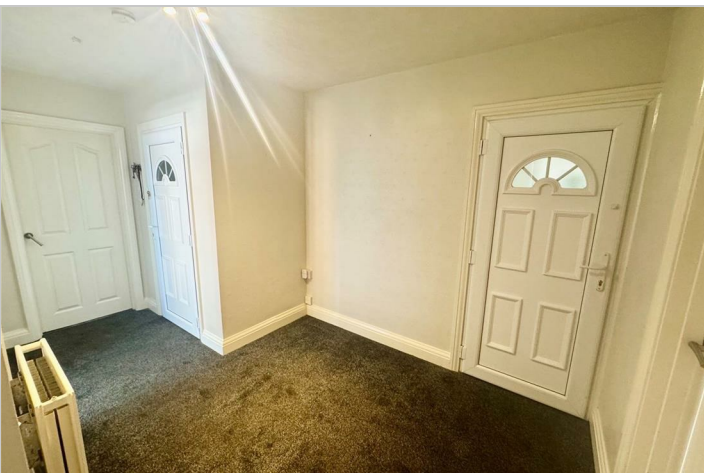
Directions

What 3 Words
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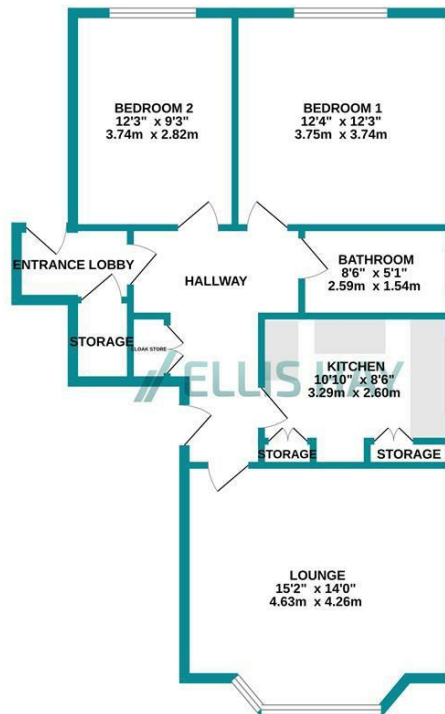
HMRC

If your offer on a property is accepted, we are required under HMRC regulations to carry out Anti Money Laundering (AML) identity checks. These checks are conducted by our appointed compliance partner and a fee will be payable by the buyer for this service. Please contact Ellis Hay for further details.

Tel: 01723 350077



GROUND FLOOR
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.7 sq.m.) approx.

Whilst 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 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		62	70
Not energy efficient - higher running costs		EU Directive 2002/91/EC	

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