



39 Westbourne Grove

Ramshill, Scarborough, YO11 2DN

Guide Price £80,000



A well-presented one-bedroom first floor flat situated on the south side of Scarborough, conveniently located close to the Ramshill shopping area and the town centre. The property is also within easy reach of South Bay and a range of local amenities.

The accommodation comprises a lounge, a fitted kitchen with an electric cooker, fridge and freezer, one double bedroom, and a shower room accessed from the bedroom. The property also benefits from gas central heating and is offered in good order throughout.

The flat would be suitable for a first-time buyer, someone looking to downsize, or as an investment opportunity.



STEPS TO COMMUNAL FRONT DOOR

COMMUNAL HALLWAY

With letter boxes and stairs to all floors

OWN PRIVATE DOOR

ENTRANCE HALL

With a cloaks hanging area

LARGE LOUNGE

With a Bay window overlooking the front, T.V point, radiator, fire place and a fitted fire

KITCHEN

With a range of wall and base units, overhead cupboards, fridge, freezer, electric cooker, plumbing for automatic washing machine, stainless steel sink, mixer tap, tiled splashbacks and a window overlooking the side

BEDROOM

With a range if fitted wardrobes, overhead cupboards, radiator, coved ceiling and a window overlooking the side

SHOWER ROOM

With a shower cubicle, electric shower, half tiled walls, low level flush W.C, pedestal wash hand basin and a heated towel rail

OUTSIDE

Communal areas and bins

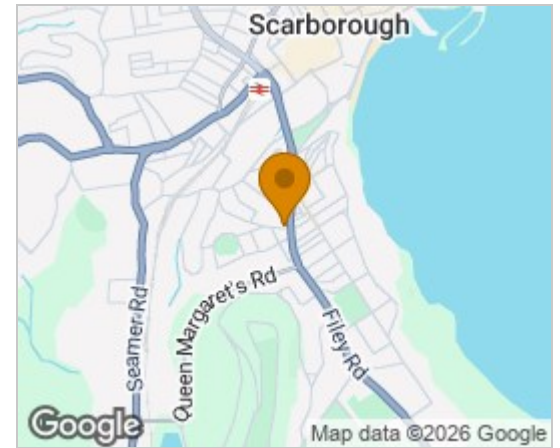
TENURE

The property is Freehold with management by Nicholsons. We are advised by the owner that the yearly maintenance fee is in the region of £800.

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.

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	69	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: A

Tenure: Freehold

Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that {all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any Intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property