



3 Wynbrook Court

Scalby, Scarborough, YO13 0RS

Guide Price £180,000



We are delighted to offer to the market this first floor flat which offers superb accommodation in the heart of the popular and picturesque village of Scalby. The property comprises a hallway, open plan lounge-kitchen, two double bedrooms and a separate bathroom. Benefiting from uPVC double glazing, gas central heating and a garage, the property also has a communal garden. In our opinion, this property will appeal to many, for example making an ideal retirement property for those wishing to downsize but still live in a desirable area. We think that its location, size and close by amenities will make it very popular so we highly recommend an early viewing.



This first floor flat offers superb accommodation in the heart of the popular village of Scalby. The property benefits from uPVC double glazing, gas central heating, a garage, a communal garden and countryside views. The property comprises a hallway, open plan lounge-kitchen, two bedrooms and a bathroom.

COMMUNAL FRONT DOOR

Leading to a hallway

PRIVATE ENTRANCE

HALLWAY

With radiator and storage cupboard

LOUNGE 22'11" x 17'6" (7.00 x 5.35)

UPVC double glazed windows with countryside views, radiator, TV point and telephone point

KITCHEN 9'9" x 8'3" (2.99 x 2.53)

With a range of floor and wall units, breakfast bar, stainless steel sink, tiled splash back, plumbing for washing machine, space for under-counter fridge and freezer, ceramic induction hob, integrated electric oven and extractor fan

BEDROOM ONE 15'1" x 12'6" (4.6 x 3.82)

With uPVC double glazed window overlooking the front and radiator

BEDROOM TWO 15'1" x 9'11" (4.6 x 3.04)

Having a corner aspect with uPVC windows overlooking the front and side and a radiator

BATHROOM 7'6" x 6'4" (2.29 x 1.94)

With white three piece suite having a shower over the bath, airing cupboard and heated towel rail

OUTSIDE

Garage and large communal gardens

TENURE

The property is Freehold and the block is managed by Nicholsons.

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.

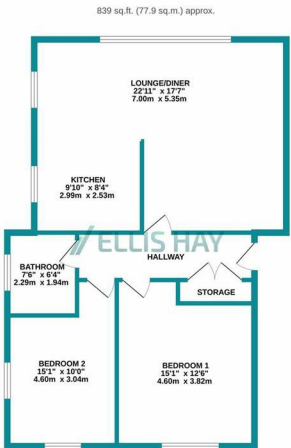
Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(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: C

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