



## TOP FLOOR FLAT, RAMSHILL ROAD, YO11 2QE

**Three bedroom top floor freehold maisonette, large spacious accommodation, wide hall, big lounge, breakfast/dining kitchen, two double bedrooms, sizeable third bedroom, most part gas central heating. No ongoing chain.**

**Price for freehold £119,950**



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**TOP FLOOR FLAT, RAMSHILL ROAD, SCARBOROUGH**

**Three bedroom second and third floor level freehold maisonette with stunning panoramic rooftop views with the castle in the distance. Large spacious accommodation with wide lofty hall, sizeable lounge, dining kitchen, two double bedrooms both with fitted wardrobes and dressing units, modern style bathroom, easy turning stair to second level and dormer bedroom three with additional space for settee and armchair etc. Gas central heating to radiators except top bedroom, communal entrance with stair to the maisonette.**

***DIRECTIONS: Go over Valley Bridge towards South Cliff, when at the end of the bridge this property is immediately in front on the early section of Ramshill Road.***

**COMMUNAL STAIRS TO TOP FLAT**

**ENTRANCE DOOR**

**ENTRANCE HALL (19'3" x 7'9")** Picture rail, radiator, under stairs cupboard.

**LOUNGE (18'3" x 15'3")** Corniced ceiling, double aspect windows, rooftop views castle in the distance, wooden fire surround, coal effect fire, tiled back ground and hearth, wall lights, two radiators.

**DINING KITCHEN (14' x 10'9" max into recess)** Work tops, base units, wall cupboards, gas cooker point, inset sink unit, wall tiling, plumbing for automatic washing machine, built-in cupboards, space for tall fridge freezer, radiator.



**BEDROOM 1 (16'9" x 11'9" max into alcove)** Two double wardrobes divided by double bed head width, illuminated display sections, two side drawer units, box cupboards to full length over wardrobes and bed head, dressing section with two four drawer units and central drawer, inset hand basin with cupboard under, wall mirror, radiator.

**BEDROOM 2 (14'3" x 12'6")** Fitted double wardrobes and side dressing section, radiator, fitted bed head with drawer units to each side.

**BATHROOM** Three piece suite in white comprising bath, hand basin, wc, bath has shower attachment, wall tiling, upright radiator/towel rail.

**SECOND FLOOR** Via turning stair from hall.

**BEDROOM (18' x 10'3" into dormer window)** Wall lights, deep walk-in store cupboard, further eaves storage, no radiator, stunning rooftop views castle in distance.



**VIEWING** By appointment through this office.

**MEASUREMENTS** Measurements are only very approximate and their accuracy is no way guaranteed and we therefore advise you to have your own carpet fitter or furniture supplier take his own measurements prior to ordering any carpets or furnishings.

**IMPORTANT NOTE TO PROSPECTIVE PURCHASERS**

**Conditions of receiving Jacksons Property Service particulars.**

We have not carried out a structural survey of any kind & have not tested any apparatus, fittings or services, so we cannot verify that they are in working order. The prospective purchaser is therefore advised to make their own enquiry and checks prior to purchase. These particulars are provided for guidance only from information the vendor has given us & should not form part of any contract of sale. A purchaser is expected to make his/her own enquiries via their own solicitors, surveyor or expert before committing themselves to a legal document, & Jacksons Property Service for themselves & for the vendors, owners or landlords of the property whose agents Jacksons Property Service are, give notice that (a) these particulars are prepared for the convenience of an intending purchaser or tenant & although they are believed to be correct, their accuracy is not guaranteed & they do not obviate the need to make appropriate searches, enquiries & inspections. They are made without responsibility on the part of Jacksons Property Service or the said vendors, owners or landlords. Any error, omission or misdescription shall not arrest or annul the sale or be grounds for rescission or on which compensation may be claimed & neither do they constitute any part of an offer or a contract. (b) none of the statements contained in these particulars as to the property are to be relied upon as statements or representation of fact & any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements, measurements, etc, contained in these particulars. (c) the vendors, owners or landlords of the property do not make or give & neither Jacksons Property Service nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property.