



WEST END COURT, CAYTON, YO11 3TD

Situated to the southern side of town this one bedroom ground floor apartment has gas central heating, UPVC windows, small rockery to front and parking space. The property has been adapted to be wheel chair friendly.

Price for leasehold
REDUCED TO £79,950



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WEST END COURT, SCARBOROUGH

A one bedroom self contained wheel chair accessible ground floor apartment with own private entrance, gas central heating and UPVC windows. The accommodation is approached via ramp with balustrade to double glazed front door leading to entrance vestibule, good size lounge, kitchen, inner hallway with the sizeable bedroom and three piece bathroom suite with walk-in bath off. To the front of the property is a small rockery garden, store room and block paved parking space. Cayton has a wealth of amenities close by and is handy for main roads into and out of Scarborough.

DIRECTIONS: Enter Cayton along Main Street and turn into West End View, first right is West End Court.

ENTRANCE VESTIBULE Double glazed exterior door and side window, glazed door.

LOUNGE (18' x 10'3") Recently fitted living flame gas fire with surround, coved ceiling, ceiling rose, television and telephone points, under stairs cupboard, UPVC window, gas central heating radiator, wide doorway to

KITCHEN (12'3" x 6') Range of white fronted base and wall cupboards and drawers, work surface, tiled splash backs, inset sink and drainer with mixer tap, electric cooker point, plumbed for washing machine, wall mounted gas boiler, rcd unit, two UPVC windows, central heating radiator.

INNER HALLWAY

BEDROOM (14' x 10' recess) UPVC window, central heating radiator.

BATHROOM Three piece suite comprising walk-in bath, wash hand basin and wc, extractor fan, central heating radiator.

OUTSIDE

FRONT Small rockery area, ramp with balustrade to front door, paved parking space.

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.

