



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

14 Weaponness Valley Road, Scarborough

Guide Price £150,000



14 Weaponness Valley Road

Scarborough

- TWO BEDROOM GROUND FLOOR FREEHOLD FLAT
- WELL PRESENTED THROUGHOUT
- SOUGHT AFTER WEAPONNESS VALLEY ROAD AREA
- IDEAL FIRST TIME BUY
- LIVING ROOM WITH BAY WINDOW AND FIREPLACE
- DINING HALL WITH BAY WINDOW
- ON STREET PARKING & FRONT AND REAR GARDENS
- NO ONWARD CHAIN

CPH are delighted to offer this well presented two bedroom ground floor freehold flat, perfectly positioned in the highly sought after Weaponness Valley Road area. This charming home is ideally suited for first time buyers, offering a well appointed fitted kitchen and a bright and inviting living room enhanced by a bay window and feature fireplace, creating a warm and welcoming atmosphere. The spacious dining hall also boasting a bay window and both bedrooms are well proportioned. The thoughtful layout ensures a comfortable flow, making it easy to imagine settling in and making this delightful flat your own.

Externally, the property benefits from both front and rear gardens, offering outdoor spaces ideal for relaxing. On street permit parking ensures convenience for residents, located close to local amenities, schools, and transport links, this appealing flat combines comfort, practicality, and an enviable location. Offered with no onward chain, early viewing is highly recommended to fully appreciate all that this lovely home has to offer.





GROUND FLOOR

Entrance Porch 5' 7" x 4' 11" (1.70m x 1.50m)

Dining Hall 21' 4" x 7' 7" (6.50m x 2.30m)

Kitchen 12' 2" x 9' 6" (3.70m x 2.90m)

Living Room 13' 5" x 13' 1" (4.10m x 4.00m)

Bathroom 9' 6" x 6' 3" (2.90m x 1.90m)

Bedroom One 14' 9" x 13' 1" (4.50m x 4.00m)

Bedroom Two 13' 1" x 13' 1" (4.00m x 4.00m)

HMRC - If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

TENURE/MAINTENANCE - We have been informed by the owner that this property is freehold. We have also been informed that pets, holiday letting and residential letting is allowed and that the front and rear gardens are owned by this property. We have been informed that maintenance is carried out on an as and when basis but await clarification if a deed of covenant is in place.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR
921 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 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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Interested?

Contact our friendly team today
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With you every step of the way



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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132