

CPH ESTATE AGENTS & CHARTERED SURVEYORS *For over 30 years*

1, Fulford Court, Fulford Lane, Scarborough

Offers in Region of £120,000







1, Fulford Court, Fulford Lane

Scarborough

- Ground floor Freehold apartment with vacant possession and no onward chain
- Spacious lounge and modern kitchen
- Two bedrooms and shower room
- Garage with roller door
- Garden area
- Popular South cliff location

We are delighted to present this charming two-bedroom freehold purpose built flat, offering bright and spacious living in every aspect. The property welcomes you with a light-filled hallway, leading into a cosy open plan living and dining area, perfect for relaxing or entertaining guests. A large window in the reception room provides ample natural light, while open access to the well-appointed kitchen enhances the sense of space and connectivity.

There are two good sized bedrooms and a modern walk in shower room. Additional features include a secure garage with a roller door. The flat enjoys access to a garden with a paved patio area and decorative trellis, creating a delightful outdoor retreat ideal for relaxing or entertaining, with further scope for personalisation. With gas heating, double glazing, and a welcoming atmosphere, this property is perfect for those seeking comfort and practicality. Offered with vacant possession and no onward chain. The property should suit first time buyers and investors alike. The property is located up a quiet lane and there is only one other flat in the building. Contact us today to arrange your viewing. 01723 352235







Lounge
16' 5" x 10' 2" (5.00m x 3.10m)
Kitchen
8' 10" x 5' 7" (2.70m x 1.70m)

Bedroom 1
16' 5" x 8' 2" (5.00m x 2.50m)

Bedroom 2
13' 1" x 6' 7" (4.00m x 2.00m)

Bathroom
6' 11" x 6' 3" (2.10m x 1.90m)

Please note
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.

Council Tax band: A

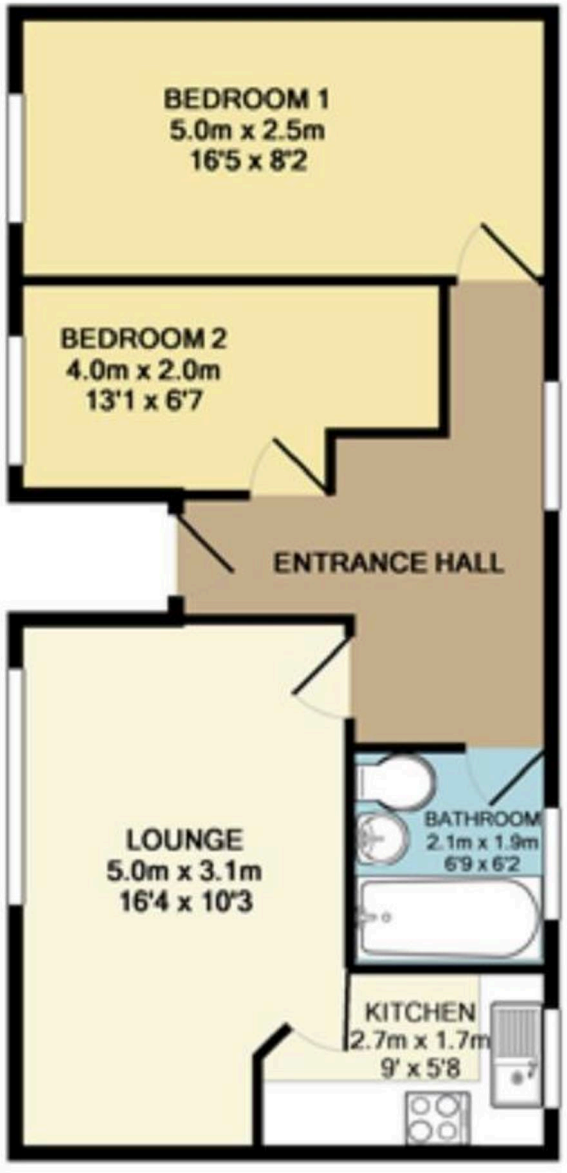
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Tenure/Maintenence

We have been advised by the vendor that the property is Freehold and there is a Deed of Covenant in place for the maintenance on an 'as and when' basis.



TOTAL APPROX. FLOOR AREA 51.5 SQ.M. (554 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

01723 352235 | sales@cphproperty.co.uk

With you every step of the way



Sales, Lettings & Commercial

ESTATE AGENTS & CHARTERED SURVEYORS

19 St. Thomas Street, Scarborough YO11 1DY

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rightmove Zoopla.co.uk PrimeLocation.com

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