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Flat 4, 42 Filey Road, Scarborough

Guide Price £80,000







Flat 4

42 Filey Road, Scarborough

- WELL PRESENTED ONE BEDROOM BASEMENT LEVEL FREEHOLD FLAT
- LIVING ROOM WITH FIREPLACE
- FITTED KITCHEN
- POPULAR SOUTH CLIFF LOCATION
- BATHROOM WITH WALK IN SHOWER

We are delighted to present this charming one bedroom basement level flat, perfectly positioned in the highly sought-after South Cliff location.

This inviting property offers a spacious living room, enhanced by a fireplace that adds both warmth and character, creating a welcoming space for relaxation and entertaining. The fitted kitchen is thoughtfully designed to maximise functionality, providing ample storage and workspace for all your culinary needs. The well-proportioned bedroom offers a peaceful retreat, while the bathroom features a sleek walk-in shower, combining convenience with contemporary design. This flat provides an ideal opportunity for first-time buyers, professionals, or those seeking a low-maintenance home in a desirable area. Located within easy reach of local amenities and transport links, this property offers both comfort and practicality in a wonderful coastal setting. Early viewing is highly recommended to fully appreciate the quality and appeal of this delightful home.
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







BASEMENT LEVEL

Hallway
8' 6" x 3' 11" (2.60m x 1.20m)

Kitchen
10' 6" x 8' 6" (3.20m x 2.60m)

Lounge
23' 4" x 10' 10" (7.10m x 3.30m)

Bathroom
11' 2" x 7' 3" (3.40m x 2.20m)

Bedroom
13' 9" x 11' 10" (4.20m x 3.60m)

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 the property is freehold and there is a maintenance agreement in place with Nicholson's of £350 every 6 months. The owner is not aware of any restrictions.

Please note:
We have been made aware of damp works required to this property and we have received a quote for these. Please contact our office for more information on 01723 352235

BASEMENT LEVEL
772 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.8 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