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173 Scholes Park Road, Scarborough

Guide Price £185,000







173 Scholes Park Road

- COASTAL TWO BEDROOM FIRST FLOOR LEASEHOLD FLAT
- LOCATED ON THE SOUGHT AFTER NORTH SIDE OF SCARBOROUGH
- ATRACTIVE FAR REACHING SEA & CASTLE VIEWS
- WELL PRESENTED THROUGHOUT
- SPACIOUS LOUNGE/DINER WITH SLIDING DOORS TO BALCONY
- PRIVATE ENTRANCE AND FITTED KITCHEN
- DETACHED GARAGE AND USEFUL LOFT SPACE

We are delighted to present this coastal two bedroom first floor leasehold flat, perfectly positioned on the highly sought after North Side of Scarborough. Boasting attractive far reaching sea and castle views, this well presented property offers a wonderful blend of comfort and style.

The private entrance leads to a welcoming first floor landing, providing access to all principal rooms. The spacious lounge/diner is a real highlight, featuring sliding doors that open onto a balcony, creating a light and airy space ideal for relaxing or entertaining while enjoying the stunning outlook. The fitted kitchen is thoughtfully designed with ample storage and workspace, complementing the overall flow of the flat. Both bedrooms are well proportioned, offering flexibility for guests or a home office, while the modern bathroom completes the internal accommodation.

Additional benefits include a detached garage, providing secure parking or extra storage, and a useful loft space for further versatility.







Situated in a desirable location with easy access to Scarborough's amenities and renowned coastline, this property is well suited to those seeking a comfortable home with impressive views. Early viewing is highly recommended to fully appreciate all that this delightful flat has to offer.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

FIRST FLOOR

Entrance

Lounge/Diner 14' 5" x 11' 6" (4.40m x 3.50m)

Kitchen 9' 2" x 8' 2" (2.80m x 2.50m)

Bedroom One 12' 2" x 10' 2" (3.70m x 3.10m)

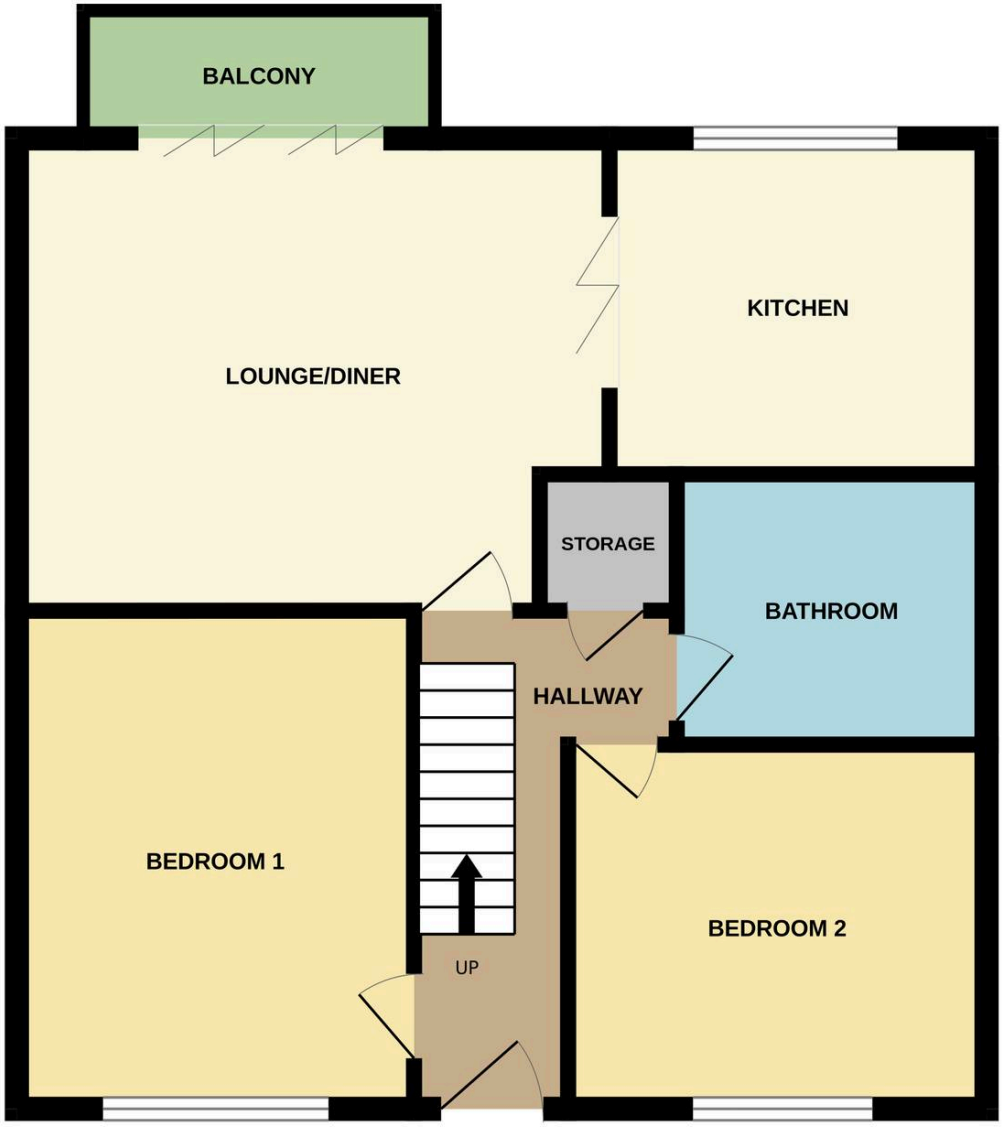
Bathroom 7' 7" x 6' 7" (2.30m x 2.00m)

Bedroom Two 10' 2" x 8' 6" (3.10m x 2.60m)

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 vendor that this property is leasehold with 125 years from 19 December 2019. We have also been informed that there is a maintenance agreement in place at a cost of £650 per annum to £900 per annum and ground rent is £150 per annum. Pets and residential letting is permitted but holiday letting is not.

FIRST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 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?

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With you every step of the way



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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