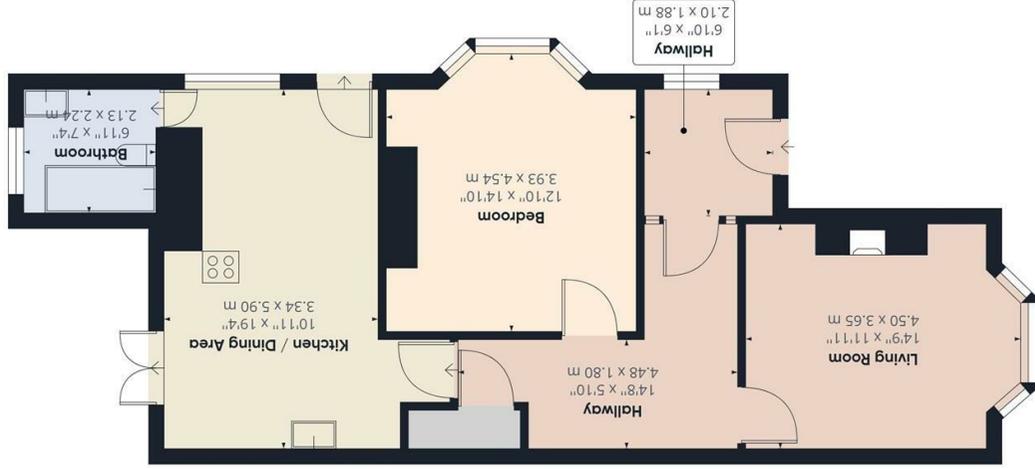


Approximate total area¹⁾
793.61 sq
73.73 m²

(1) Excluding balconies and terraces

Write every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFEE 960



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

CPH Property Services
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Garden Flat, 71 Scalby Road, Scarborough YO12 5QL
Offers In Excess Of £170,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS

A STUNNING GARDEN APARTMENT which has been RECENTLY REFURBISHED TO A VERY HIGH STANDARD including a MODERN, SPACIOUS BREAKFAST KITCHEN and DINER with dual aspect windows and access to TWO PRIVATE COURTYARD'S and OFF STREET PARKING. This is NOT TO BE MISSED and EARLY VIEWING IS ADVISED, you will certainly not be disappointedThis well appointed modern apartment has undergone a full scheme of works to not only present the property in the best possible way but also give any future owner the confidence all major works have been done and have the peace of mind of being able to move in and enjoy the setting without any works needing to be done. Occupying an enviable central location means the property provides excellent access to a wealth of amenities and attractions including a choice of schools and college's, transport links, Hospital, a choice of popular eating and dining establishments as well as being moments away from Scarborough's town centre. The apartment briefly comprises of a spacious entrance porch with parquet flooring, bay fronted lounge with log burner. Modern fitted breakfast kitchen to be proud of giving a range of units and integrated appliances and dining area. A generous double bedroom with large bay window, modern three piece bathroom and separate external utility/storage area all finished to the same high standards throughout. There is also a rear double doored access which leads up to the off-street parking. The property is offered with the option to purchase furnished subject to separate negotiations. ***VIEWING IS A MUST to appreciate the space, setting and quality of finish within this superior apartment.***





ACCOMODATION

Ground Floor

Entrance Porch
6'11" max x 6'7" max

Entrance Hall
14'9" max x 12'2" max

Lounge
14'9" max x 11'10" max

Bedroom
13'1" max x 14'9" max

Kitchen/Diner
14'9" max x 19'0" max

Bathroom
6'11" max x 7'3" max

OTHER;

Externally
To the side of the property lies an enclosed courtyard/seating area with external lighting which is accessed via a gate or the

dining area. To the rear of the property lies a further smaller courtyard with log storage and external utility/storage area and access to the off street parking and bin storage.

Details/Ref
AB/051021



Interested? Get in touch:

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