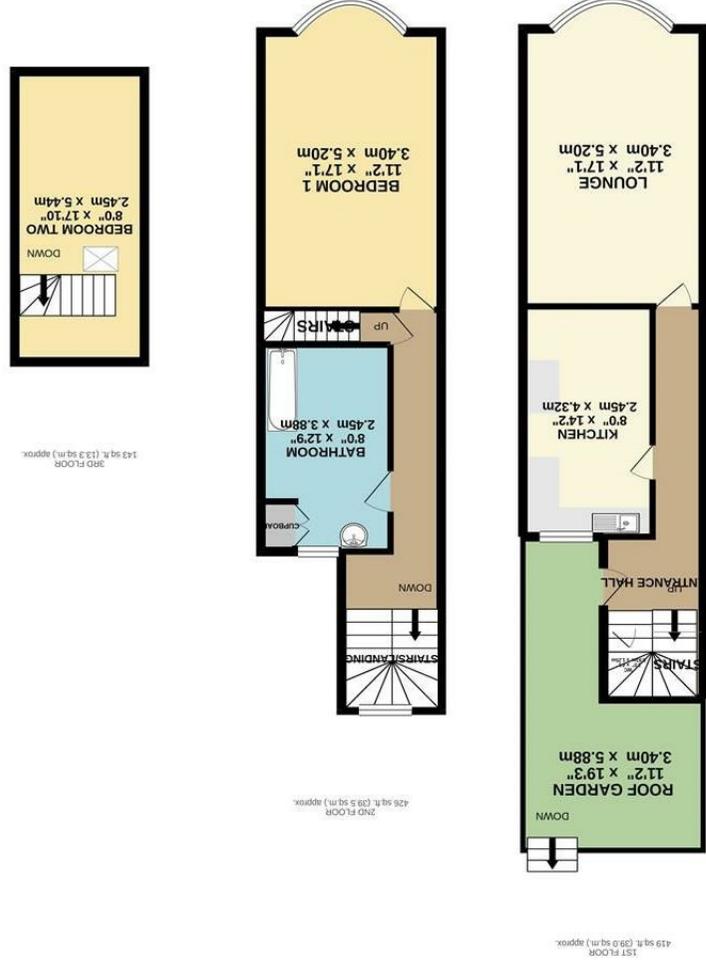


NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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



While every attempt has been made to ensure the accuracy of the figures contained therein, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for information purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their operation or efficiency can be given. © 2022

TOTAL FLOOR AREA - 988 sq ft. (91.8 sq m.) approx.



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(61-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	
Potential	

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A
	(61-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO2 emissions	(1-20) G
Current	
Potential	

Environmental Impact (CO₂) Rating

Energy Efficiency Rating



Map data ©2022



112 Westborough, Scarborough YO11 1LP
Guide Price £80,000

+++Well located within SCARBOROUGH TOWN CENTRE and offered to the market with NO ONWARD CHAIN is this SPACIOUS TWO BEDROOM LEASEHOLD MAISONETTE which would make an IDEAL INVESTMENT OPPORTUNITY (cash investors only due to the current Energy Performance Rating). The property is accessed via a PRIVATE ENTRANCE DOOR

and benefits from a ROOF

TERRACE+++Accessed via a private entrance door to the rear, on Aberdeen Terrace, the property comprises on the first floor; entrance hall with further stairs to the second floor, spacious bow fronted lounge, kitchen fitted with

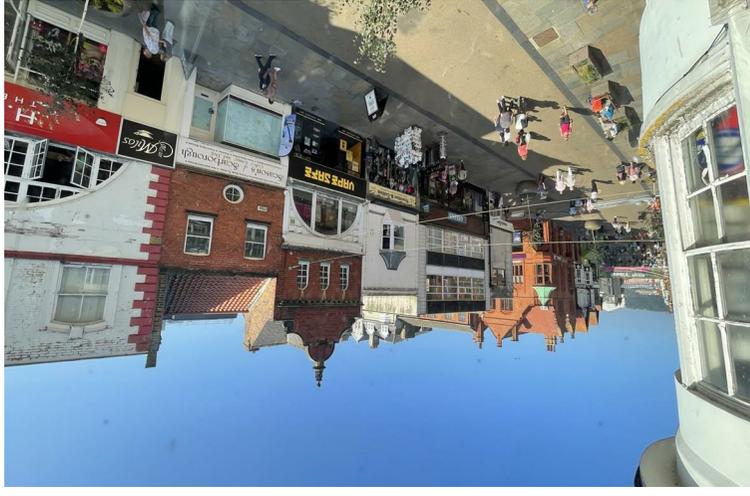
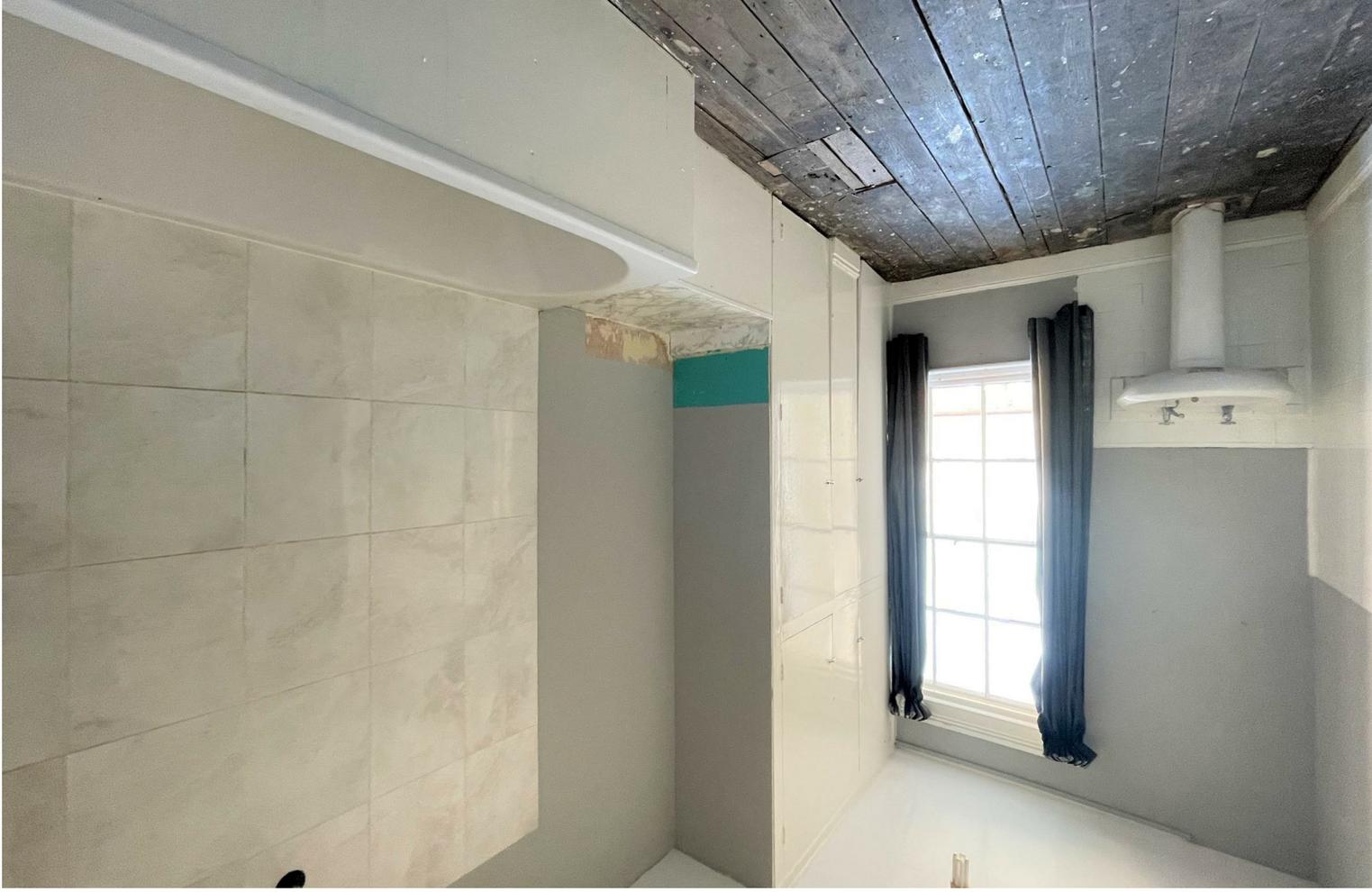
wall/base units, a WC and a roof terrace. To the second floor lies a landing with a door providing further stairs to the third floor, a bow fronted master bedroom and a generous bathroom with a white two-piece suite. Furthermore, to the third

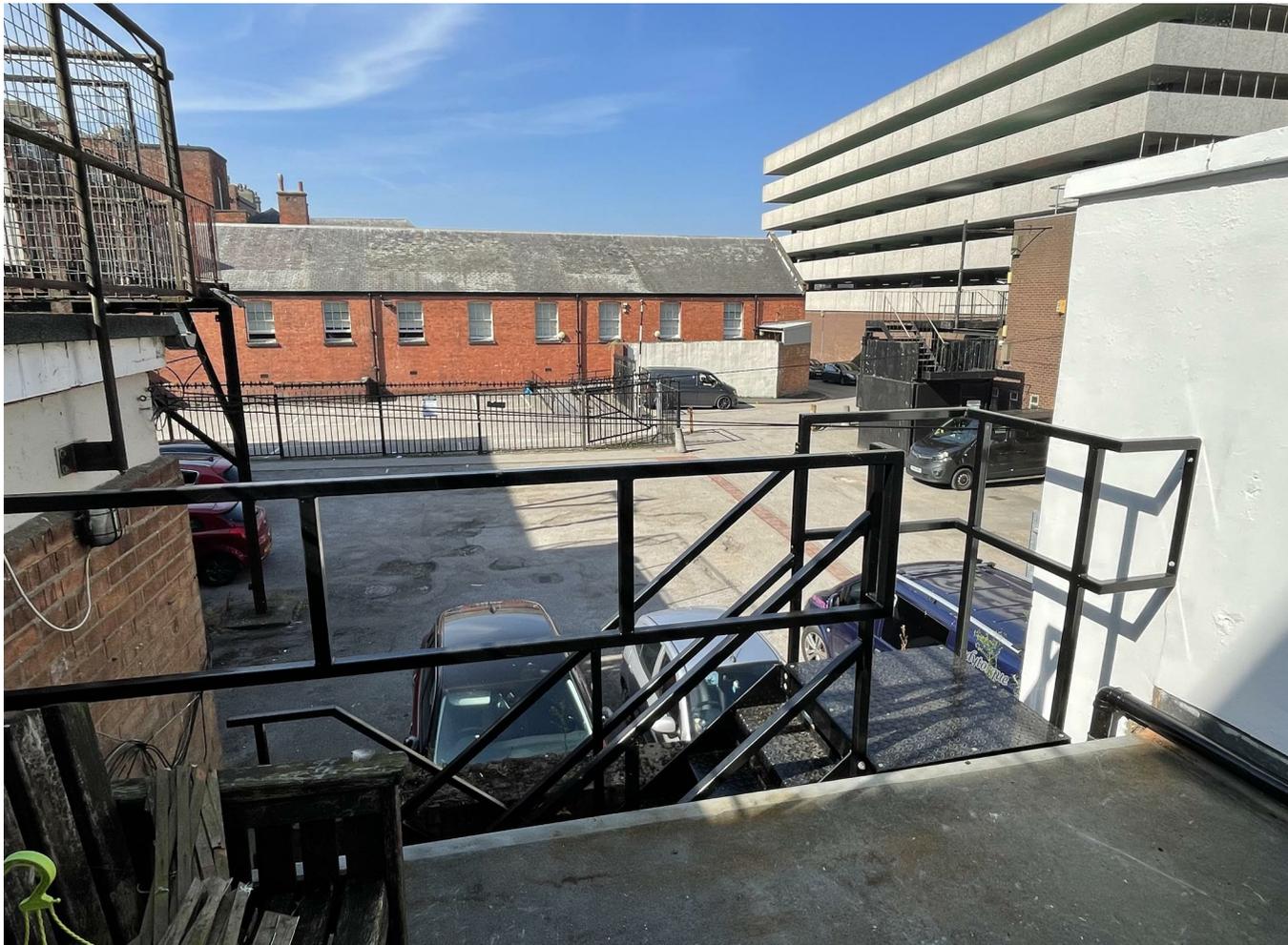
floor lies a spacious attic bedroom. We have been informed by the vendor that the property is Leasehold and a 99 year lease will be issued to any prospective purchaser. The property is located within

Scarborough Town Centre, on the main promenade where a wealth of amenities lay at hand including the Balmoral Shopping Centre, local shops, eateries and much more lay at hand. Also within proximity lies Scarborough's South Bay Beach and Scarborough Train Station. In

our opinion the property would make an ideal investment opportunity (suitable for cash investors only due to the current EPC rating) and is offered to the market with NO ONWARD CHAIN. Early internal viewing does come highly recommended, to arrange a viewing please contact CPH

today on 01723 352235 or visit our website www.cphproperty.co.uk





ACCOMMODATION:

FIRST FLOOR

Entrance Hall
18'4" x 5'7" max

Lounge
19'8" max into bay x 11'2"

Kitchen
14'1" x 7'7"

WC

SECOND FLOOR

Landing
26'3" x 5'7" max

Bedroom One
18'4" max into bay x 11'2"

Bathroom
12'10" x 7'7"

THIRD FLOOR

Bedroom Two
17'9" x 6'11"

OTHER:

Roof Terrace
19'8" max x 12'6" max

Tenure
We have been informed by the vendor that the property is Leasehold and a 999 year lease will be issued to any prospective purchasers.

Details Prepared
TLPF/140921



Interested? Get in touch:

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Scarborough YO11 1DY
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www.cphproperty.co.uk

CPH