

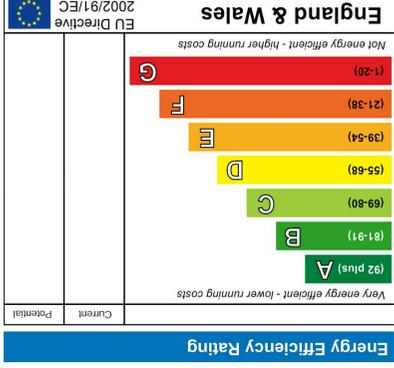
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy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



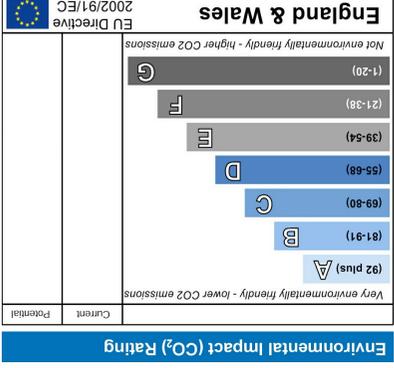
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is the definitive proposal and should be used as such by the prospective purchaser. The layout, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan © 2023



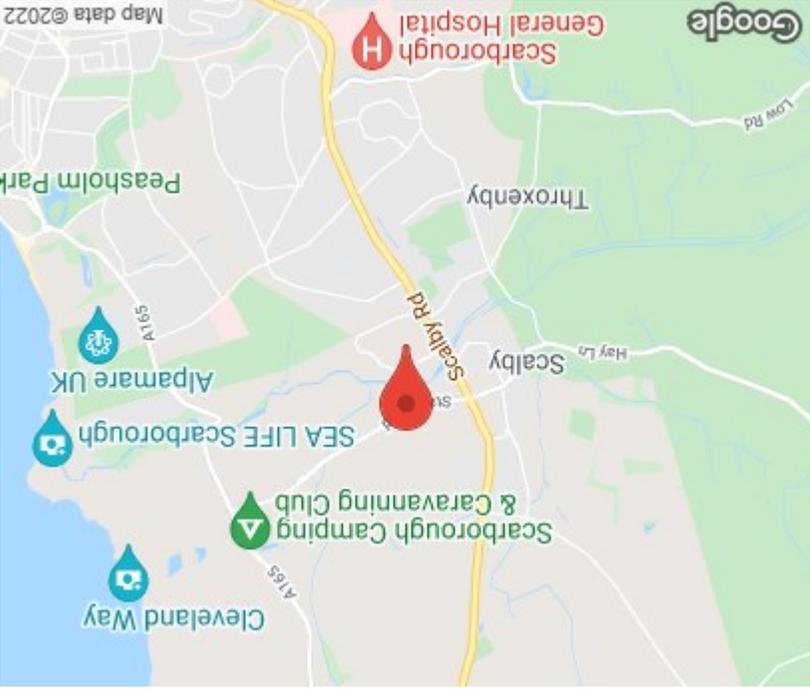
FIRST FLOOR



Energy Efficiency Rating



Environmental Impact (CO₂) Rating

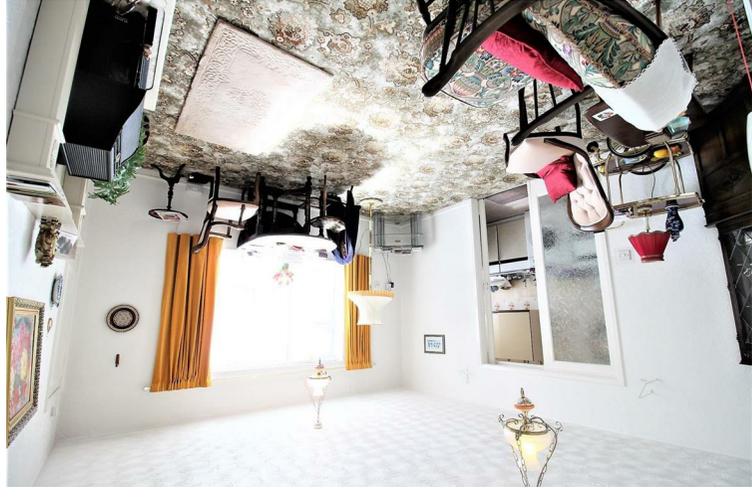
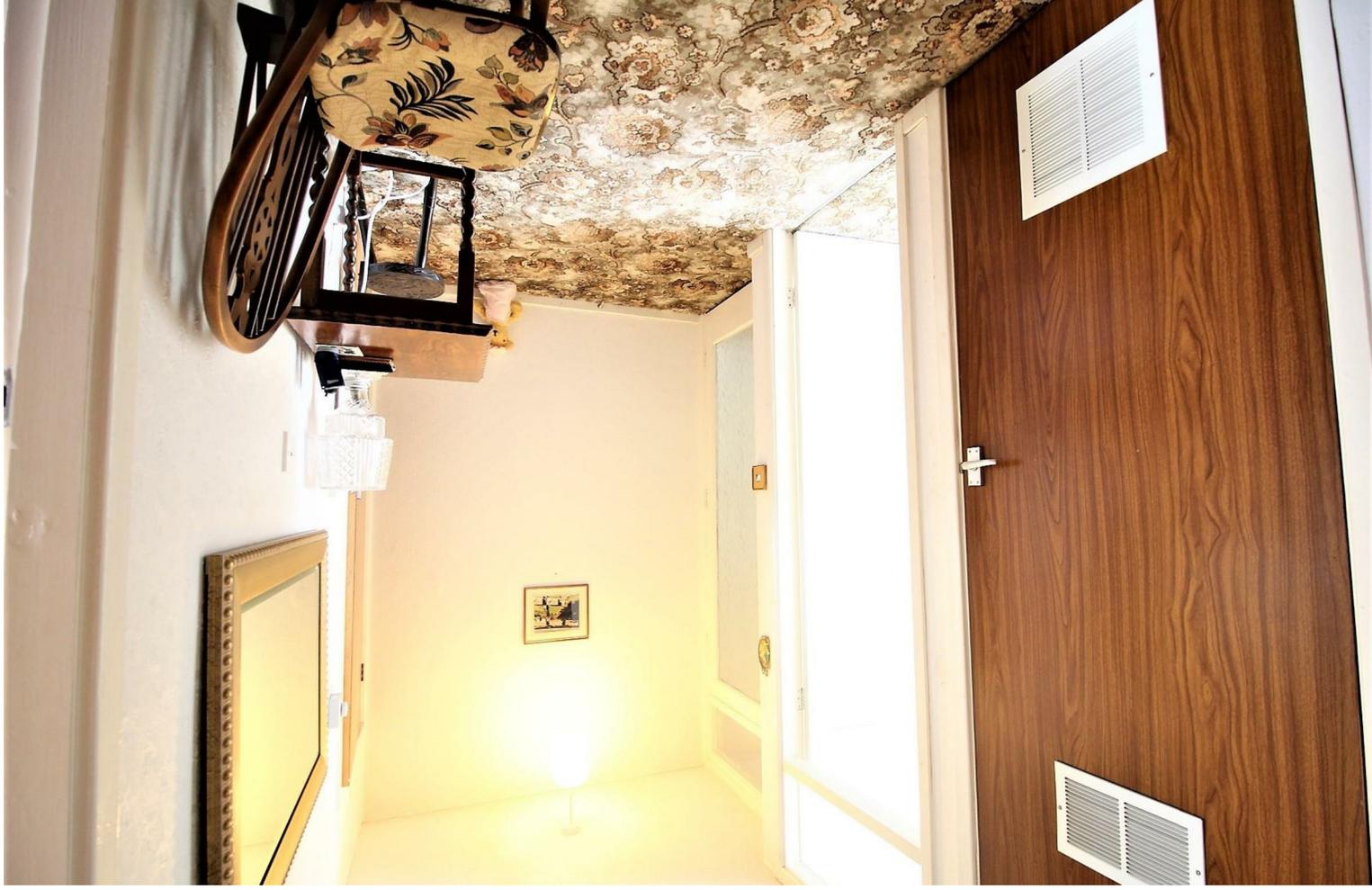




31 Danes Dyke, Scarborough YO12 6UG
Guide Price £95,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS

+++70% Shared Ownership, A FIRST FLOOR, TWO BEDROOM LEASEHOLD APARTMENT which is well located within the popular NEWBY area of Scarborough with COMMUNAL GARDENS and PARKING+++Danes Dyke is a Joseph Rowntree Housing Trust sheltered housing community for over 55's, near Scarborough consisting of 42 flats set in attractive communal gardens. This purpose built first floor, two bedroom property benefits from a 24 hr alarm call service. The accommodation briefly comprises; entrance hall with built-in storage, a light and airy lounge which has sliding doors to a kitchen, a store room, a master bedroom, a further bedroom and a white three-piece suite bathroom. Outside each apartment owners get to use the secluded lawned gardens and grounds with seating areas and woodland backdrop plus communal off street parking on a first come first served basis. In our opinion the property is offered in good order throughout with UPVC double glazing and gas central heating via a boiler which has installed approximately a year ago being located within the Newby area means the apartment affords excellent access to a wide range of amenities including local shops, 24hr garage, supermarket, library, two doctors nearby Scalby Beck and old Scarborough to Whitby railway line. The property is offered to the market with NO ONWARD CHAIN and internal viewing does come highly recommended in order to fully appreciate this leasehold apartment. To arrange a viewing, please contact CPH Property Services today on 01723352235 or visit our website www.cphproperty.co.uk





ACCOMMODATION:

FIRST FLOOR

Entrance Hall
10'7" x 5'1"

Lounge
13'3" max x 12'6"

Kitchen
12'6" x 4'11"

Bedroom One
11'8" x 10'6"

Bedroom Two
8'9" x 7'3"

Bathroom
10'6" x 4'9"

Store
8'9" x 3'0"

Details Prepared
TLAB/140421

Tenure/Maintenance
We have been informed by

the vendor that the property is Leasehold and that there is a current maintenance agreement in place of approximately £105 pcm which includes building insurance. The property is also shared ownership with the vendor owning a 70% share of the property.



Interested? Get in touch:

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