



Flat 3, Park Villa 34 Valley Road, Scarborough YO11 2LU  
Offers In Excess Of £100,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



+++ This Two Bedroom First Floor Flat is offered to the market in excellent order throughout and would make an IDEAL INVESTMENT OPPORTUNITY, HOLIDAY HOME or F.T.B being well located for the new UTEC College and Coventry University and SPORTS VILLAGE+++

This attractive first floor, self contained flat forming part of a detached building on the corner of Royal Avenue and Valley Road is offered with NO ONWARD CHAIN and briefly comprises of an entrance hall, split level stairs lead up to a generous lounge and modern recently upgraded kitchen. To the lower level are two well appointed bedrooms with built in wardrobes and storage, modern shoe room and separate w/c.

The apartment is well located centrally to a wealth of amenities and attractions including local shops at both Ramshill and Falsgrave shopping parades, sports village with swimming pool and gym, a little further you will find Scarborough's town centre, South Bay and the beach. The property is well located to a choice of popular eating and drinking establishments and transport links via the bus station and train station.

Offered to the market in excellent decorative order throughout internal viewing highly recommended to fully appreciate this well presented property. To arrange a viewing please call our friendly team in the office on 01723 352235 or via the website on [www.cphproperty.co.uk](http://www.cphproperty.co.uk)

#### ACCOMMODATION

##### GROUND FLOOR

Communal Entrance Hall  
With stairs leading to both floors.

##### FIRST FLOOR

Entrance Hall  
With entrance door, split level stairs and doors to:

Lounge  
18'0" x 12'9" max  
With windows to the side overlooking Royal Avenue and Valley Road.





Kitchen  
14'9" x 4'7" max  
Modern Fitted Kitchen and window to the side.

Bedroom One  
12'1" max x 6'10"  
With window to the side and built in wardrobes.

Bedroom Two  
11'9" max x 7'2"  
With window to the side and built in cupboard with sliding doors.

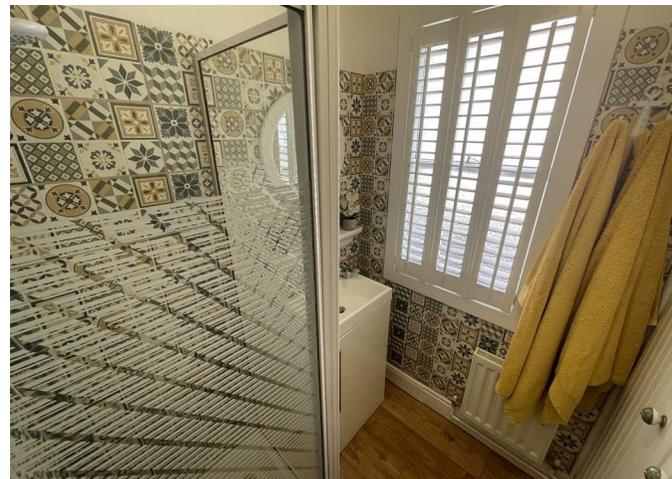
Shower Room  
6'2" x 4'11"  
Fitted with a modern white step in shower and wash hand basin as well as a window to the side.

Separate W/c  
5'6" x 2'11"  
Fitted with a low flush w/c, corner wash hand basin and window to the side.

Tenure Maintenance  
We are informed by the vendors that the property is Freehold with a maintenance agreement in place with Walker Landray. The maintenance costs approximately £810 per annum.

Restrictions  
Again we are informed by the vendor that there are no holiday lets allowed in the block however pets are allowed.

Details Prepared:  
PF/300522



Interested? Get in touch:

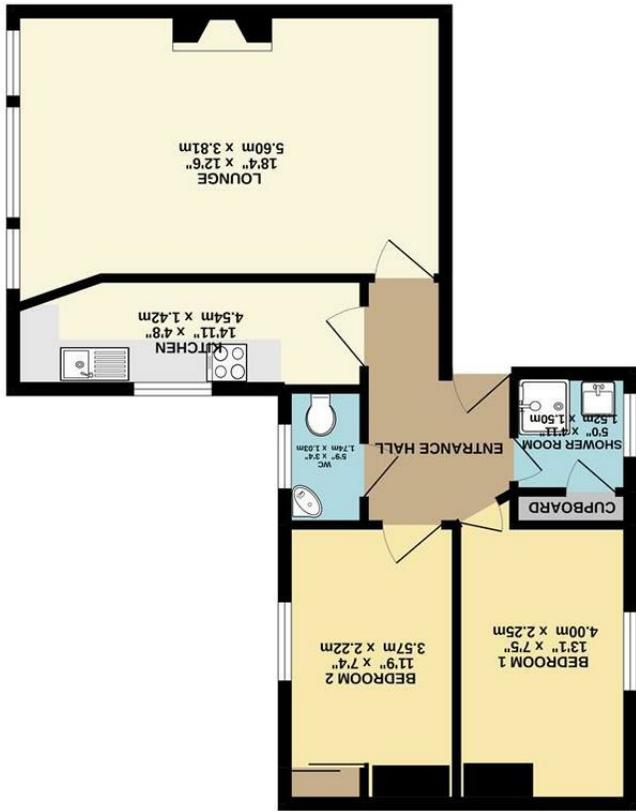
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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



TOTAL FLOOR AREA: 538 sq.ft. (50.0 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the description there, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan for illustrative purposes and should be used as a guide 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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| England & Wales                             |             |
|---|-------------|
| EU Directive 2002/91/EC                     |             |
| Very energy efficient - lower running costs | (92 plus) A |
|   | (81-91) 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 CO <sub>2</sub> emissions | (92 plus) A |
|   | (81-91) B   |
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