



Flat 2, 6 Trinity Road, Scarborough, YO11 2TA  
Offers Over £120,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- TWO BEDROOM FIRST FLOOR LEASEHOLD APARTMENT
- GREAT DECORATIVE ORDER
- IDEAL FIRST TIME BUY/BUY TO LET
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- SITUATED WITHIN THE POPULAR 'VALLEY ROAD' AREA

New to the market is this WELL-PRESENTED, TWO BEDROOM FIRST FLOOR LEASEHOLD APARTMENT which is well located in Scarborough's popular 'VALLEY ROAD' area. This property would make an ideal FIRST TIME BUY/BUY TO LET purchase and is within 'walking distance' to a variety of amenities including Scarborough's SOUTH BAY BEACH.

The accommodation is located on the first floor and briefly comprises; a spacious lounge/diner with a bay window to the front aspect, a modern kitchen fitted with a range of wall/base units and an integrated oven, a double bedroom, a generous entrance hallway with steps down to a further bedroom and a modern white three-piece suite shower room.

The property is currently tenanted on an AST with a rental income of £900 per calendar month (£10,800 per annum). A sale will be completed with vacant possession and no onward chain. However, should an investor wish for the current tenant to remain, this can be negotiated.

Well located centrally in the Valley road area of Scarborough the property is within proximity to a range of amenities, Coventry University, Technical College, Everyone Active, swimming pool, football ground and gym. Within approximately 15 minutes walking distance from the property lies Scarborough Train Station, Scarborough Town Centre and Scarborough's South Bay beach.

Offered to the market with NO ONWARD CHAIN, early internal viewing is a must and can be arranged via our friendly team in the office on 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)





ACCOMMODATION:

FIRST FLOOR

Entrance Hallway

Lounge/Diner

19'8" max x 12'1" max

Kitchen

12'5" x 7'10"

Bedroom One

14'1" x 8'10"

Bedroom Two

9'10" x 7'6"

Shower Room

6'2" x 5'6"

OTHER:

Tenure/Maintenance

We have been informed by the vendor that the property is Leasehold. We have also been informed that there is a current maintenance agreement in place with Nicholsons of approximately £950 per annum. Further details available upon request.

Details Prepared

TLPF/220922



Interested? Get in touch:

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www.cphproperty.co.uk

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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



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
	(1-20) G
Not energy efficient - higher running costs	
Current	65
Potential	77

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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