



Basement Flat, 4 Oriel Crescent, Scarborough, YO11 2SY
Guide Price £65,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- IDEAL INVESTMENT OPPORTUNITY
- BASEMENT FLOOR APARTMENT
- ONE/TWO BEDROOMS
- GENEROUS LIVING ACCOMMODATION
- POPULAR SOUTH SIDE LOCATION
- NO ONWARD CHAIN

ATTENTION INVESTORS. This BASEMENT FLOOR APARTMENT is offered to the market with ONE/TWO BEDROOMS plus a SEPARATE DINING ROOM. The property is in need of RENOVATION which is REFLECTED in the price.

The accommodation benefits from electric storage heaters and briefly comprises of: the communal entrance leading to a private entrance with stairs to the lower floor, from here access can be gained to the generous lounge, the office/bedroom and the dining room. The dining room leads to a further hall, providing access to the kitchen, bathroom with three piece suite and the master bedroom.

Being well located within this central yet South side location means the property affords excellent access to a wide range of amenities and attractions including; The Spa conference centre, Scarborough's South Bay and the beach, local shops, Italian Gardens and the clock tower as well as a choice of popular eating and drinking establishments.



To arrange your viewing today, please contact CPH Property Services on 01723352235 or visit our website www.cphproperty.co.uk



ACCOMMODATION

BASEMENT FLOOR

Lounge

24'7" max x 16'4" max

Dining Room

11'5" x 7'10"

Kitchen

11'9" x 7'10"

Bathroom

6'10" x 6'2"

Bedroom 1

13'1" max x 11'9"

Bedroom 2/Office

8'6" x 7'6"

Tenure/Maintenance

We have been informed by the vendor that the property is freehold. The maintenance agreement currently in place is £650 per annum, including building insurance.

Details

Council Tax Banding - A

LCAB 09082023



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY

t. 01723 352235

e. sales@cphproperty.co.uk

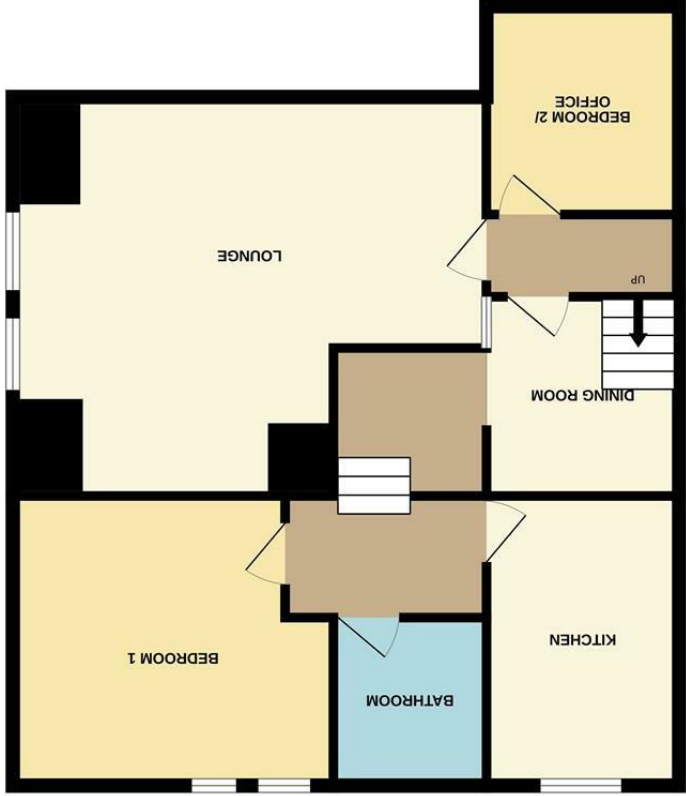
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any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



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance purposes only and should not be relied upon for any prospective purchase. The service, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Mapbox ©2023



GROUND FLOOR
 766 sq.ft. (71.2 sq.m.) approx.

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	56
Potential	81

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
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Not environmentally friendly - higher CO ₂ emissions	
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