



1 Bedale Court Givendale Road, Scarborough YO12 6LD  
Offers Over £140,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- GROUND FLOOR FREEHOLD APARTMENT
- 2 DOUBLE BEDROOMS
- MODERN KITCHEN AND SHOWER ROOM
- COMMUNAL GARDENS
- GAS HEATED AND DOUBLE GLAZED
- GARAGE
- VACANT POSSESSION AND NO ONWARD CHAIN

+++This TWO BEDROOM, GROUND FLOOR APARTMENT with a GARAGE and is well located on the POPULAR NORTH SIDE of Scarborough. This property would make a PERFECT INVESTMENT OPPORTUNITY or RETIREMENT APARTMENT ready for someone to put their stamp on+++Being located on the increasingly popular North side of Scarborough the apartment offers excellent access to a wealth of amenities and attractions including local shops/supermarket, The Open Air Theatre, North Cliff Golf Course, Peasholm Park, Alpacare Waterpark, Proposed new Multiplex Cinema and not to mention Scarborough's North Bay and the beach making this an excellent investment opportunity, retirement property or as a holiday home. The accommodation itself briefly comprises of a entrance hall with access to the kitchen, generous lounge/diner with duels aspect windows including a front facing window, two double bedrooms and modern shower room . 'In our opinion' this freehold apartment is offered to the market in generally good order including gas heating system and UPVC double glazing however would now benefit from a little cosmetic updating in places. We feel now however this has been well reflected in the price and certainly makes the property an attractive proposition to multiple types of buyers. To the front of the building are well presented communal gardens which are accessible by all flats. +++Offered with NO ONWARD CHAIN, INTERNAL VIEWING IS A MUST to appreciate the space, setting and open aspect views on offer. Please call the office on 01723 352235 for further details or to arrange your viewing+++





## ACCOMMODATION

Communal entrance

Apartment Entrance Hall

Lounge

15'5" x 12'9"

Kitchen

10'4" x 8'6"

Bedroom One

11'5" x 9'10"

Bedroom Two

11'5" x 10'5"

Shower Room

9'2" x 5'2" max

Outside

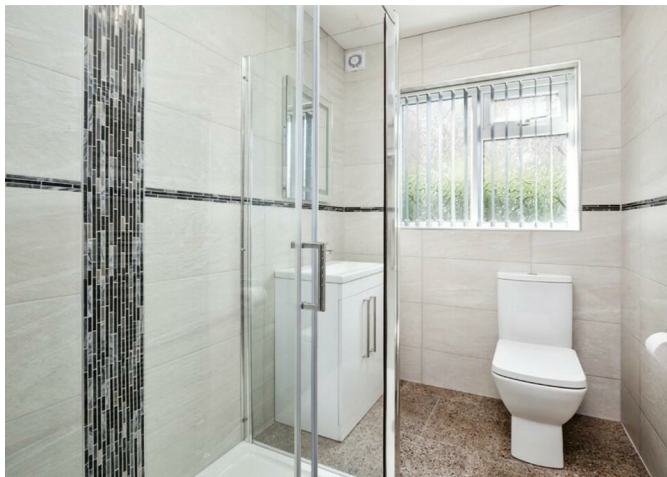
**Communal Gardens and Single GARAGE with up and over door.**

Tenure

**The property is Freehold with a maintenance agreement in place with Capital property services which is approx £850 per annum.**

Details prepared by/ Date

GV 30/11/23



**Interested? Get in touch:**

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**CPH**

GROUND FLOOR  
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (66.0 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or misstatements. This plan is for guidance purposes only and should be used 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.  
 Made with floorplan 3D023



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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

