



Apartment 4, Henley Manor, Raincliffe Avenue, Scarborough, YO12 5BU

Price Guide £280,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- TWO BEDROOM FIRST FLOOR APARTMENT
- SPACIOUS LIVING ARRANGEMENTS
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- OFF-STREET PARKING AND GARAGE
- COMMUNAL LAWNED GARDENS
- DESIRABLE STEPNEY LOCATION

Offered to the market with NO ONWARD CHAIN is this SPACIOUS, TWO BEDROOM FIRST FLOOR apartment which is set in Scarborough's sought after STEPNEY area with GARAGE and COMMUNAL GARDENS.

Henley Manor is a substantial and imposing detached double fronted building constructed CIRCA 1900s in its own private grounds approached by a private driveway off Raincliffe Avenue and leads to the garaging and main front entrance. There is also private direct pedestrian access via steps onto Stepney Drive. Apartment 4 is on the first floor and can be accessed both via the main front communal and a private rear access via external stairs. The flat itself is also double bay fronted and briefly comprises; entrance porch, kitchen fitted with a range of units, inner/entrance hallway, a generous lounge/dining room with fireplace, a master bedroom with en-suite and a further bedroom. External to the property is well-maintained communal lawned gardens and a single garage.



Being located within the popular Stepney area the bungalow provides excellent access to a wealth of amenities nearby on Falsgrave shopping parade as well as Scarborough hospital and is also on a regular bus route into the town.

'In our opinion' the apartment is in great decorative order and would suit a multitude of buyers. Offered with NO ONWARD CHAIN early internal viewing is highly recommended. To arrange a viewing please call our friendly team in the office on 01723 352235 or via the website on www.cphproperty.co.uk



ACCOMMODATION:

FIRST FLOOR

APARTMENT 4:

Entrance Hallway

Lounge/Dining Room

20'6" x 16'3"

Kitchen/Breakfast Room

16'3" x 9'7"

Bedroom One

Bedroom Two

10'5" x 16'5"

Shower Room

5'3" x 8'10"

OTHER

External

The property has the use of communal lawned gardens and the apartment comes with a garage which is set in a block next to the property.

Tenure/Maintenance

We have been informed by the seller that the property is Freehold and that there is a maintenance agreement in place with Walker Landray at a cost of approximately £800 per annum. We have not been made of any restrictions on the property. Subject to legal confirmation.

Details Prepared

TLPF/061223



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

CPH



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such 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 Metropix ©2016

CPH Property Services
 19 St.Thomas Street, Scarborough YO11 1DY
 e.sales@cphproperty.co.uk | cphproperty.co.uk

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

