



Flat 8, Norman Court Leading Post Street, Scarborough
Asking Price £75,000



- IDEAL INVESTMENT OPPORTUNITY/SECOND HOME
- CLOSE TO THE BEACH
- ONE DOUBLE BEDROOM
- POPULAR CENTRAL LOCATION
- SEA & CASTLE VIEWS

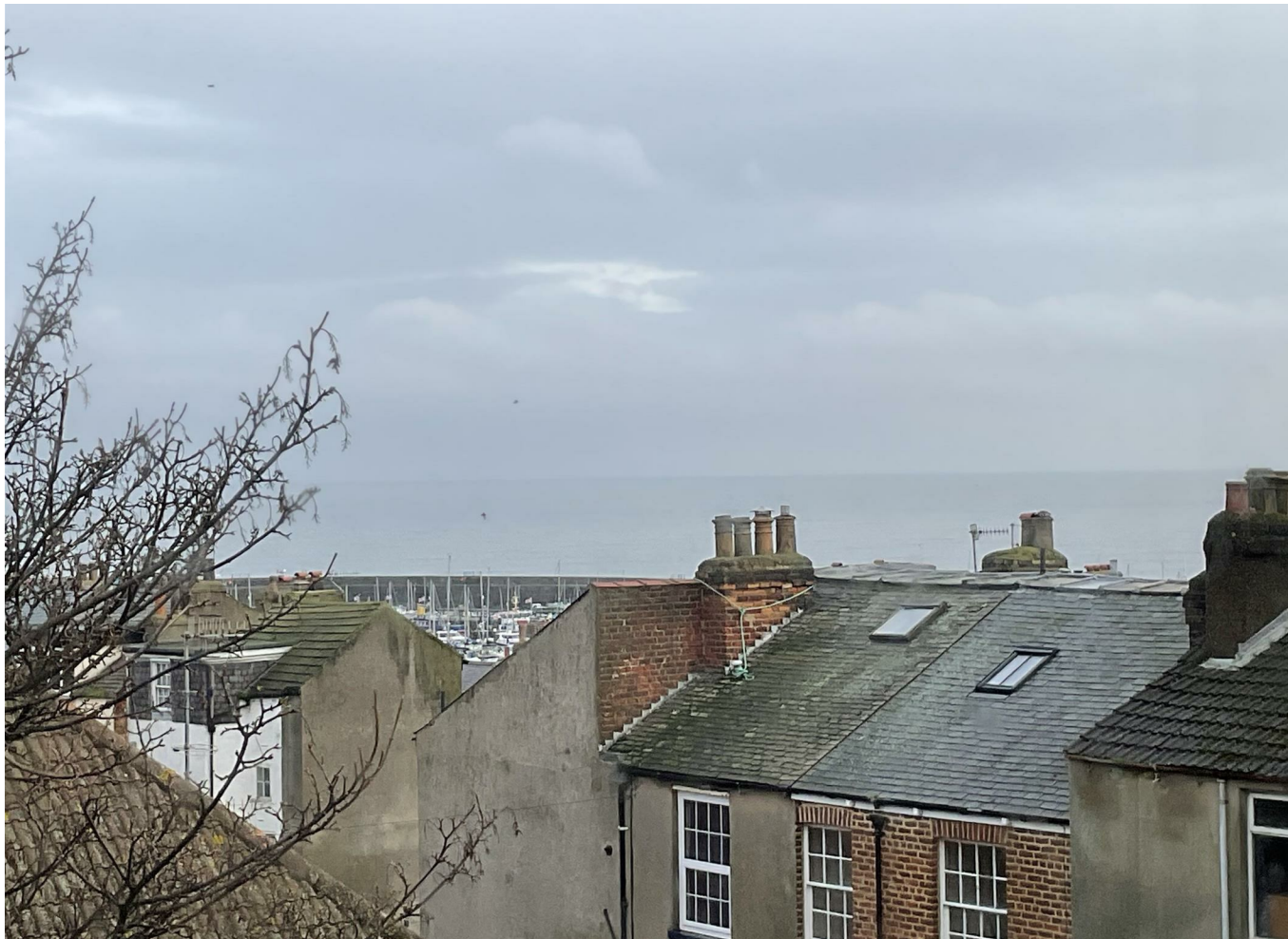
CPH are delighted to bring to market this IDEAL INVESTMENT OPPORTUNITY/FIRST TIME BUY/SECOND HOME. This SECOND FLOOR APARTMENT with ONE DOUBLE BEDROOM and OPEN PLAN LIVING/DINER is situated in a POPULAR CENTRAL OLD TOWN LOCATION, close to SCARBOROUGH'S SOUTH BAY and offers both CASTLE and SEA/HARBOR VIEWS.

The property has been well maintained throughout with gas central heating and double glazing. The accommodation briefly comprises of: the entrance porch with access to the main hallway, the open plan living room/diner with views towards Scarborough's popular historic market building. This property also benefits from a separate kitchen which includes an integrated oven, hob and a breakfast bar. To the rear of the property lies the double bedroom with sea/harbor and castle views and the house bathroom with three piece suite and boiler cupboard.

The property is located on Leading Post Street, a 'stone's throw' away from Scarborough's South Bay beach making this an ideal investment opportunity, seaside second home or first time buy. The property is well placed for a variety of a wide range of amenities including many eateries, local shops, Scarborough Town Centre, Scarborough Castle and much more.

Early internal viewing does come highly recommended in order to fully appreciate the space and setting on offer from this top floor apartment. To arrange a viewing, please contact CPH today on 01723 352235 or visit our website www.cphproperty.co.uk





ACCOMODATION

SECOND FLOOR

Entrance Hall
6'2" x 3'11" max

Hallway

Lounge/Diner
18'10" x 9'10" max

Kitchen
12'1" x 6'10" max

Bathroom
6'6" x 5'6" max

Bedroom
13'9" x 10'5" max

Externally

To the rear of the property are panoramic sea/harbor and castle views, to the front of the property lies the historic market building.

Tenure/Maintenance

We have been informed by the seller that the property is Leasehold with approximately 142 years remaining on said lease (175 years from the 1st of January 1990). There is a maintenance agreement in place with Nicholsons at a cost of £580 per annum. We have also been advised that holiday letting is not allowed at this property. Subject to legal confirmation.

Details Prepared

AB091223, Council tax band - A.



Interested? Get in touch:

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CPH

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



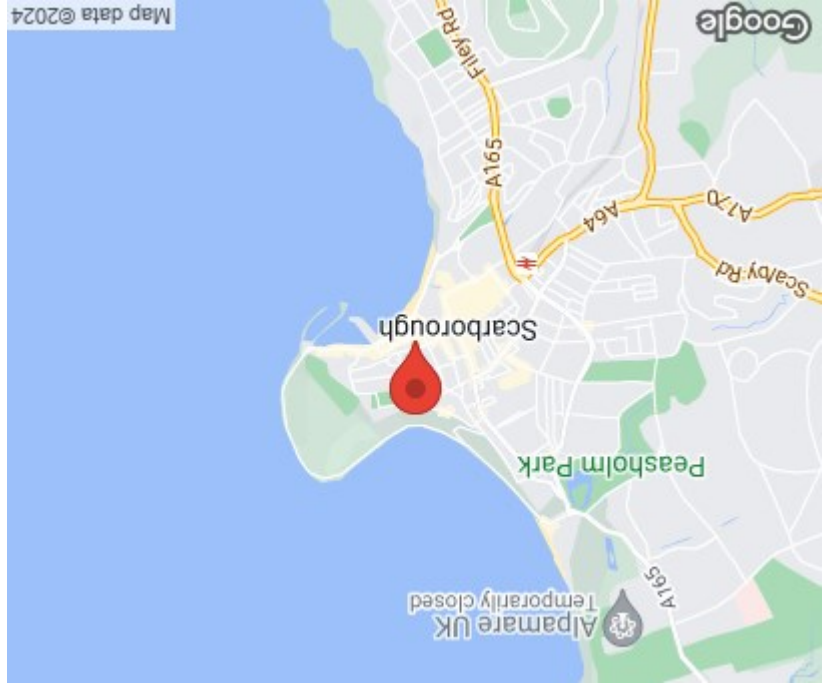
Map data ©2024
 Google

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
	(21-38) F
Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Current	Potential

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
Current	Potential



TOTAL FLOOR AREA: 536 sq ft. (49.8 sq.m.) approx.



GROUND FLOOR
 536 sq ft. (49.8 sq.m.) approx.