



Flat 1, Dentdale Manor 56 Lowdale Avenue, Scarborough
Offers In The Region Of £145,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Offered with NO ONWARD CHAIN
- Located Within This Purpose Built Block of Just Four Flats
- Fantastic Open Aspect Views to the Front
- Popular North Side Location
- Ground Floor Two Bedroom Apartment

Well located on the North side of Scarborough CPH are delighted to be offering for sale this spacious TWO BEDROOM GROUND FLOOR apartment, well located within this purpose built block of just four flats. From this ground floor apartment are fantastic OPEN ASPECT VIEWS from the lounge and master bedroom, OFF STREET PARKING, GARAGE and FRONT AND REAR GARDENS.

The well proportioned accommodation briefly comprises of an entrance hall with built in storage and airing cupboards, generous lounge with dual aspect double glazed windows to the front and side, breakfast kitchen. two generous double bedrooms plus a well proportioned shower room.

Outside we are informed by the vendor that the lawned gardens to the front, side and rear are communal. The property does already benefit from gas heating via a gas fired boiler and is double glazed throughout. Internally the property would now benefit from some cosmetic updating in places however we feel this has been well reflected in the asking price and certainly given the property's excellent location and fantastic view we believe the property affords some great potential for any prospective buyer.



Being located on the North side of Scarborough the apartment affords excellent access to a wide range of amenities and attractions including Peasholm Park, Alpacare water Park, Golf Course, Open Air Theatre, local shops, popular schools not to mention Scarborough's North Bay and the beach. With this much on offer locally the property would certainly make for a fantastic holiday home or be ideal for someone looking to downsize. Offered with NO ONWARD CHAIN internal viewing is highly recommended to fully appreciate the space, setting, views and potential on offer from this spacious well located flat.

To arrange a viewing or register your interest please call our friendly team on 01723 352235 or via the website on www.cphproperty.co.uk



ACCOMODATION

GROUND FLOOR

Entrance Hall

Living Room
18'4" x 11'10" max

Kitchen
11'7" x 9'10" max

Bedroom 1
10'11" x 12'0" max

Bedroom 2
11'4" x 10'4" max

Bathroom
5'6" x 8'3" max

Externally

To the front, side and rear of the property lies communal lawned gardens. The property also benefits from having off-street parking for 1 vehicle and a single garage.

Tenure/Maintenance

We have been informed by the vendor that the property is freehold, pets and residential lets are permitted however holiday lets are not. The vendor has also confirmed that a maintenance agreement is in place with Ellis Hay which cost approx £905 in 2023 and includes service fee, contingency fund, building insurance and gardening .

Details Prepared

AB070224 - Council Tax Band B



Interested? Get in touch:

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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 environmentally friendly - lower CO ₂ emissions	(g2 plus) A
	(g1-g1) B
	(g0-g0) C
	(f5-f8) D
	(f3-f4) E
	(f1-f3) F
Not environmentally friendly - higher CO ₂ emissions	(f1-f0) G
Current	Potential
Environmental Impact (CO ₂) Rating	

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(g2 plus) A
	(g1-g1) B
	(g0-g0) C
	(f5-f8) D
	(f3-f4) E
	(f1-f3) F
Not energy efficient - higher running costs	(f1-f0) G
Current	Potential
Energy Efficiency Rating	

