



1 Galway Court Graham Crescent, Scarborough YO12 5DG
Offers In The Region Of £180,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- TWO BEDROOM GROUND FLOOR APARTMENT
- PROVIDING DECEPTIVELY SPACIOUS LIVING
- ATTRACTIVE COMMUNAL LAWNED GARDENS
- OCCUPYING A HIGHLY REGARDED POSITION WITHIN THE STEPNEY AREA
- SINGLE GARAGE & PARKING

Set within Scarborough's ever popular STEPNEY area is this TWO BEDROOM GROUND FLOOR FREEHOLD APARTMENT. The property is offered to the market with NO ONWARD CHAIN and 'in our opinion' is offered to the market in GOOD DECORATIVE ORDER with a PRIVATE TERRACE (accessed via the master bedroom), well-maintained COMMUNAL LAWNED GARDENS and a SINGLE GARAGE.

The property comprises of entrance hall with built-in storage, a generous lounge/diner with a light and airy box bay window to the front, kitchen fitted with a range of matching wall and base units and an eye-level oven, a spacious master bedroom with fitted wardrobes and double doors to a private terrace, a further double bedroom with fitted wardrobes and a three-piece shower room. Externally, the property offers attractive lawned communal gardens to the front and rear and a garage which is located in a separate block.

Being located in the Stepney area the apartment offers great access out onto the A170 towards Pickering, as well as Scarborough hospital, a choice of schools and colleges, as well as being near a regular bus route into town.

Early internal viewing highly recommended to fully appreciate the space, setting and gardens on offer. Properties within this popular location seldom stay on the market for long. To arrange your viewing, please contact CPH today on 01723352235 or visit our website www.cphproperty.co.uk





ACCOMODATION

GROUND FLOOR

Entrance Vestibule

Entrance Hall

Lounge/Diner
18'0" x 14'2" max

Kitchen
10'2" x 9'4" max

Shower Room
6'6"/242'9" x 7'11" max

Bedroom 1
15'0" x 12'5" max

Bedroom 2
13'3" x 11'5" max

Externally

To the front and rear of the property lies communal gardens laid mainly to lawn. To the side and rear of the property lies a shared driveway with a single garage and parking space.

Tenure/Maintenance

We have been informed by the vendor that this property is freehold and has a deed of covenant in place between the four flats to which each pay approximately £650pa. We have also been informed that Holiday lets are not permitted within the block.

Details Prepared

AB120224 - Council Tax Band C



Interested? Get in touch:

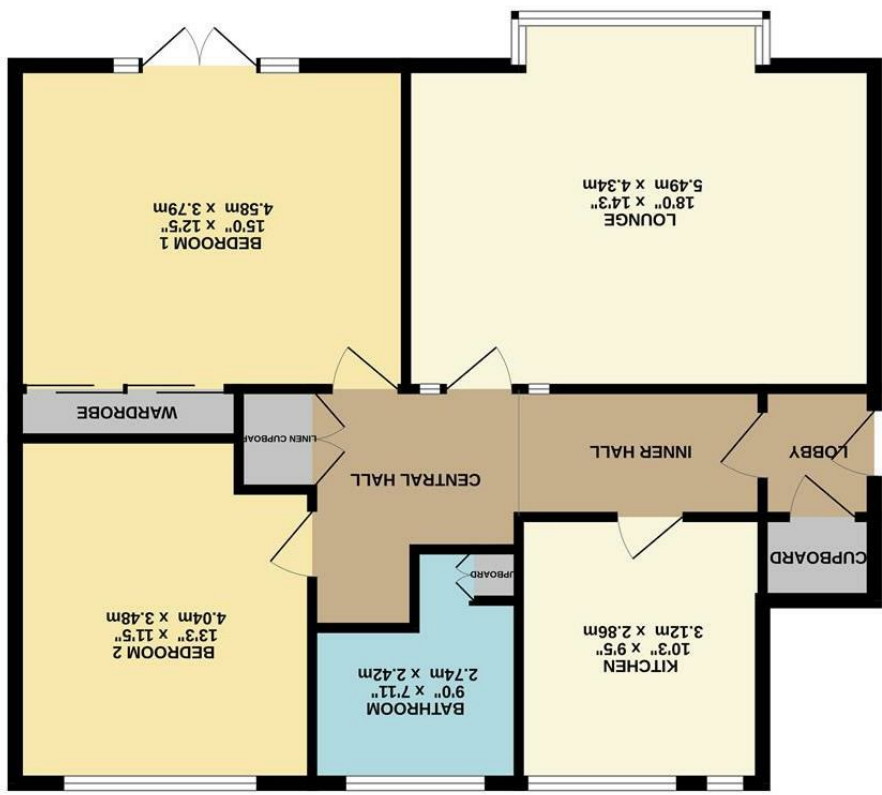
19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

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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 effort has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This is the buyer's purchase and the buyer should be held to such any errors as they appear. Plans with dimensions, etc. are for guidance only and do not guarantee as to their quality or efficiency can be given.



GROUND FLOOR

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
Not energy efficient - higher running costs	(1-20) G
Current	
Potential	

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
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