



1 Woodall Avenue, Scarborough YO12 7TH
Guide Price £260,000



- GREAT INVESTMENT OPPORTUNITY BLOCK OF TWO APARTMENTS
- SOUGHT AFTER LOCATION CLOSE TO PEASHOLM PARK AND NORTH BAY
- SHOULD BE OF INTEREST TO BUY TO LET, HOLIDAY LET AND MULTIGENERATIONAL BUYERS
- GROUND FLOOR ONE BEDROOM APARTMENT and a DUPLEX FIRST/SECOND FLOOR THREE BEDROOM APARTMENT
- OUTSIDE AREA TO REAR
- VIEWING A MUST TO APPRECIATE THE PROPERTY ON OFFER

+++CPH are pleased to offer to the market this BLOCK OF TWO SELF-CONTAINED APARTMENTS (divided as - a GROUND FLOOR ONE BEDROOM APARTMENT and a DUPLEX FIRST/SECOND FLOOR THREE BEDROOM APARTMENT) WHICH IS AN IDEAL INVESTMENT OPPORTUNITY AND SHOULD SUIT A VARIETY OF PURCHASERS INCLUDING MULTI GENERATIONAL LIVING, BUY TO LET, HOLIDAY LETS OR OWNER OCCUPIER WITH AN INCOME STREAM. +++

The ground floor apartment comprises; private entrance, living room, bedroom, kitchen and bathroom. There is also access onto the rear yard from this apartment.

The first/second floor duplex apartment offers private entrance with staircase leading to the accommodation, living room, modern kitchen, double bedroom and a family shower room.

A further staircase to the second floor where this apartment offers two further bedrooms and a bathroom. Externally, this property provides a front forecourt and enclosed rear yard with two storage workshops with light/power.

The property is well located centrally to Scarborough town centre, Peasholm Park and Scarborough North Bay therefore affords excellent access to a wide range of attractions and amenities including a choice of popular eating and drinking establishments, Scarborough cricket ground, open air theatre, proposed multiplex cinema and 'Alpamare' water park. Viewing is highly recommended and is by appointment.





ACCOMMODATION:

GROUND FLOOR

Entrance Vestibule and
Hallway

FLAT 1:

Lounge
15'5" x 12'1" max

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

Kitchen
10'9" x 9'10"

Rear Hallway

Bathroom
10'5" x 4'7"

FIRST FLOOR

FLAT 2:

Hallway

Lounge
19'4" x 12'1"

Bedroom
12'9" x 12'1"

Shower Room
7'10" max x 7'6" max

Kitchen
9'10" max x 8'6" max

SECOND FLOOR

Landing

Bedroom
14'9" max x 9'2" max

Bedroom
10'9" max x 8'2" max

Bathroom
9'6" x 5'10"

Outside

**Forecourt to the front and a
low maintenance yard area to
the rear with store sheds.**

Tenure

The property is Freehold

Council tax and EPC

**Both apartments are band A
EPC - D rating on each**

Details prepared by/ Date
GV 14/02/24

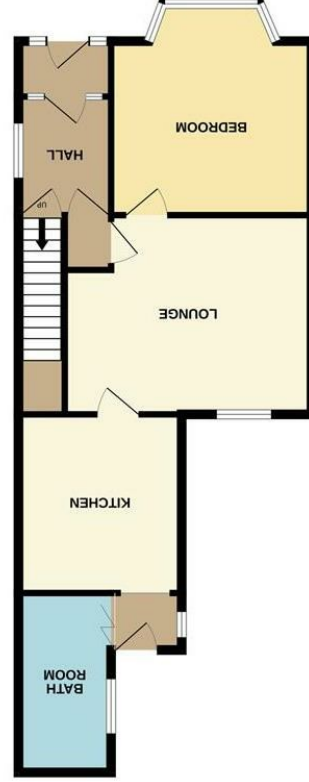


Interested? Get in touch:

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www.cphproperty.co.uk

CPH

GROUND FLOOR
602 sq. ft. (56.0 sq.m.) approx.



1ST FLOOR
545 sq. ft. (50.6 sq.m.) approx.



2ND FLOOR
283 sq. ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 1,431 sq.ft. (132.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and other areas 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 operation or efficiency can be given.
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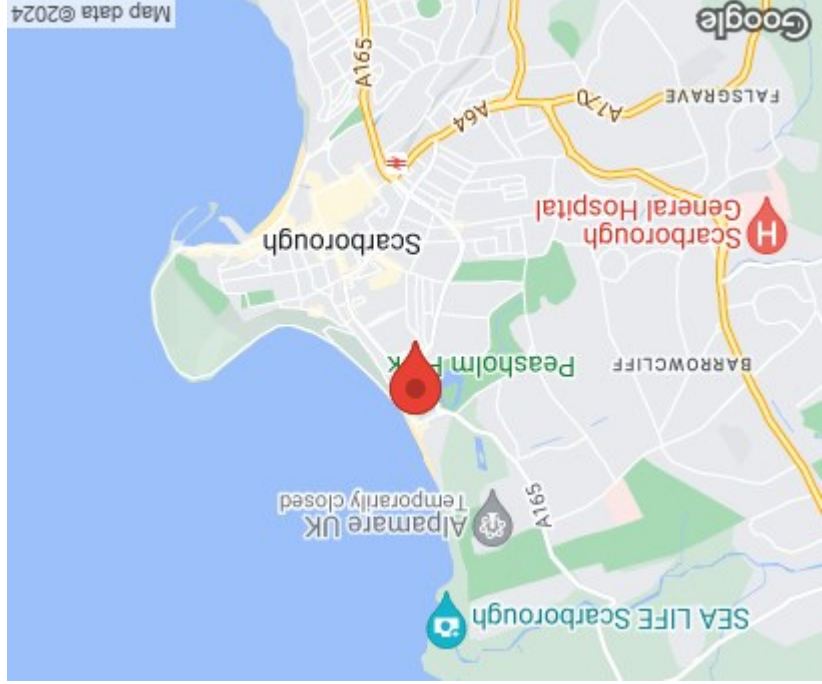


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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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 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 |
| Not energy efficient - higher running costs | |
| Current | 62 |
| Potential | 73 |

| 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 |
| | (1-20) G |
| Not environmentally friendly - higher CO ₂ emissions | |
| Current | |
| Potential | |



Map data ©2024