



***Flat 3, 1 Beulah Terrace, Scarborough, YO11 1TZ***  
***Asking Price £79,950***

- ***SECOND FLOOR FLAT***
- ***TWO DOUBLE BEDROOMS***
- ***FITTED KITCHEN***
- ***SPACIOUS LOUNGE AREA***
- ***FABULOUS CENTRAL LOCATION***
- ***APPEALING TO A NUMBER OF BUYERS***

## *1 Beulah Terrace, YO11 1TZ*

*Andrew Cowen Estate Agents are proud to present to the market this TWO BEDROOM, SECOND FLOOR APARTMENT which is well located close to SCARBOROUGH TOWN CENTRE and FALSGRAVE ROAD. This property would appeal to a NUMBER OF BUYERS Including those looking for a FIRST TIME BUY, or somebody looking to join the buy to let market.*



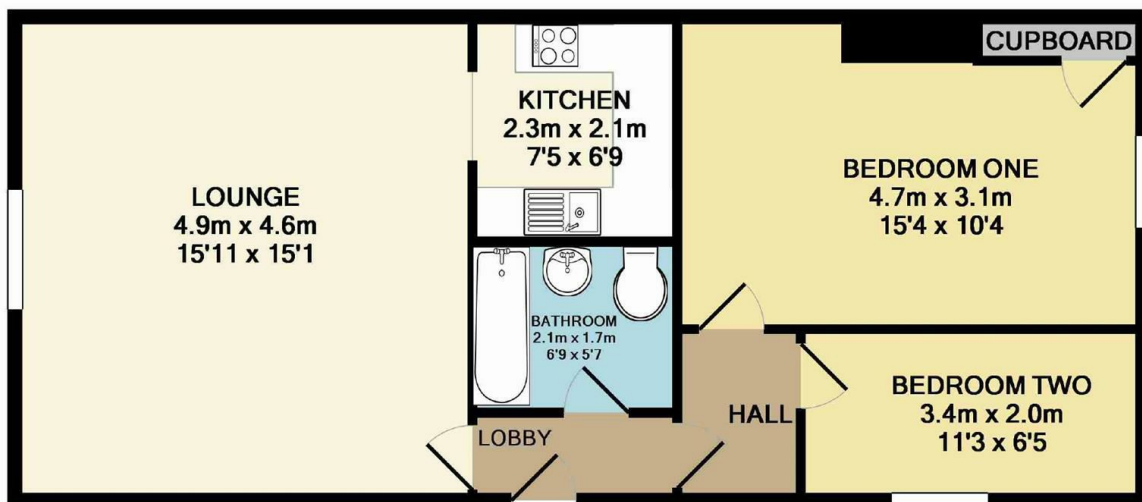
*Council Tax Band: A*



*The accommodation comprises in brief; entrance hallway leading into the spacious living area with feature fireplace, and an opening providing access into the fitted kitchen with a range of wall and base units. The property features two good-sized double bedrooms, with the additional benefit of a three-piece family bathroom, complete with overhead shower.*

*Located in the Falsgrave area the flat is well placed for a wealth of amenities including local shops, supermarket, doctors surgery, train and bus station. The property would be an ideal investment for a buy to let, second home or first time buy. Viewing is a must to appreciate the space and position that this property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!*





TOTAL APPROX. FLOOR AREA 54.5 SQ.M. (587 SQ.FT.)

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

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## Directions

## Viewings

Viewings by arrangement only. Call 01723 377707 to make an appointment.

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC