



2 Farndale Manor, 49-51 North Leas Avenue, Scarborough, YO12 6LH

£162,000

- ***GROUND FLOOR APARTMENT***
- ***MODERN SHOWER ROOM***
- ***PRIVATE ENTRANCE TO THE REAR***
- ***FREEHOLD***

- ***TWO DOUBLE BEDROOMS***
- ***SEPARATE TOILET***
- ***COMMUNAL GARDENS***

- ***BAY WINDOW LOUNGE***
- ***GARAGE***
- ***FABULOUS NORTH SIDE LOCATION***

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*Andrew Cowen Estate Agents are proud to present to the market this **GROUND FLOOR APARTMENT** located within Farndale Manor. The property is situated on Scarborough's North Side, close to local shopping facilities and bus routes. Brought to the market with **NO ONWARD CHAIN**, the apartment features **TWO DOUBLE BEDROOMS** with **AMPLE STORAGE SPACE**, **MODERN SHOWER ROOM** and **GARAGE**.*

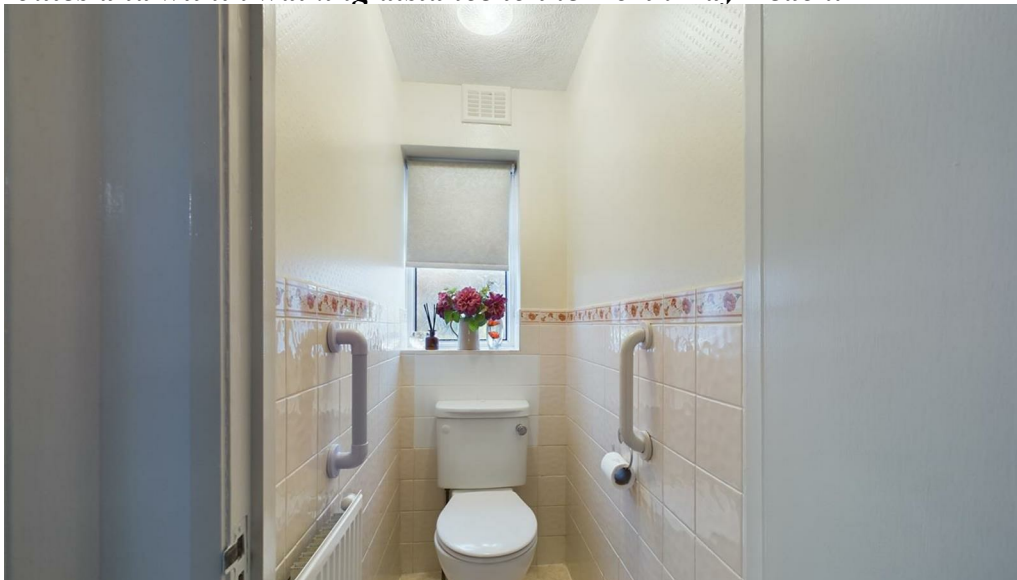


Council Tax Band: C



This property briefly comprises; inner hallway providing access into the bay window lounge/dining area boasting a feature fireplace, plus a good-sized kitchen with a range of base and wall units and a variation of integrated appliances. The property offers two double bedrooms, both complete with mirrored sliding wardrobes. There is a modern shower room with double walk-in shower, plus a separate toilet. The property also benefits from an external storage area in the stair well. Externally, the property boasts a private rear entrance leading into the kitchen, plus a brick built garage. There are also well maintained communal gardens to the front.

North Leas Avenue is a popular residential area on the North Side of town being approached from Burniston Road. The location provides a wealth of amenities including the Newlands shops, North Cliff Golf Course, various North Bay facilities, Peasholm Park, good local bus routes and within walking distance to the North Bay Beach.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewings

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

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