



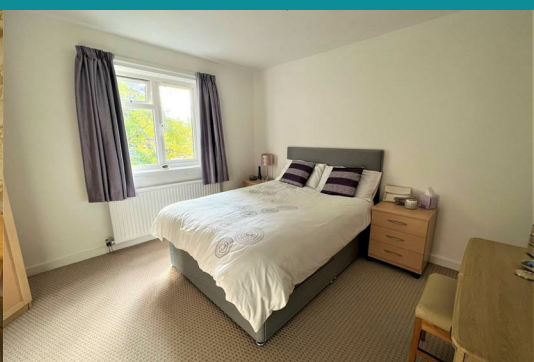
Postgate House

Victoria Road, Scarborough, YO11 1SF

Guide Price £105,000



Second floor flat with access from the ground and first floors This well presented two bedroom flat is situated close to the town centre and all amenities. It comprises a lounge, kitchen, two bedrooms, boxroom and bathroom and benefits from cavity wall insulation, gas fired central heating and uPVC double glazing throughout.



Communal Front Door

Flat Door

Leading to

Hallway

Hallway with central heating thermostat .

Lounge

With wall mounted electric fire, TV point, uPVC double glazed bay window overlooking the front and radiator

Kitchen

With a range of soft close base and wall units, stainless steel sink unit with mixer tap, tiled splashback, integrated electric oven and gas hob with extractor hood, boiler and timer switch and uPVC double glazed window

Bedroom 1

With radiator, built in cupboard and uPVC double glazed window

Bedroom 2

With radiator and UPVC double glazed window.

Boxroom 7'4" x 4'10" (2.24m x 1.47m)

A room that could be used for a variety of different uses - as a study/ walk in wardrobe / larger storage area. There is also access to loft space.

Bathroom

Fully tiled with a white three piece suite, electric shower over the bath, radiator and vinyl flooring.

Directions

SATNAV - postcode YO11 1SF
what3words - ///global.certified.itself

Outside

The building has a rear carpark with shared parking spaces and a communal garden area.

Tenure

TENURE: LEASEHOLD

With 92 years remaining. Ask the agent about the option to extend the lease.

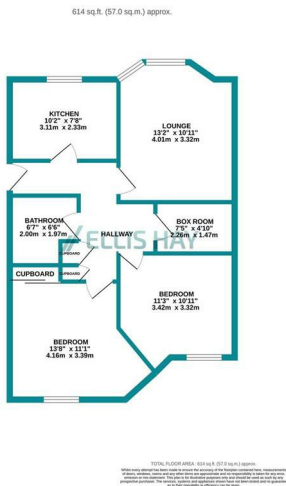
Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: B

Tenure: Leasehold



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