

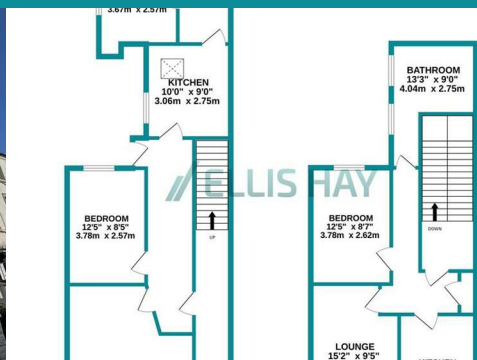


14 West Square

South Side, Scarborough, YO11 1TW

Guide Price £349,000

We are delighted to bring to the market this block of 4 residential one bedroom apartments. Situated on West Square in the popular South Cliff area, the block has been well maintained and its popular location makes it desirable for tenants and owners alike. Currently all four flats are tenanted and they combine to provide an approximate yearly income of £20,160 THIS BLOCK IS HIGHLY RECOMMENDED AS AN INVESTMENT OPPORTUNITY.



COMMUNAL ENTRANCE

FLAT 1

Self contained 1 bedroom flat on the ground floor
Rental income £485 pcm
EPC E
Council Tax Band A

FLAT 2

Self contained 1 bedroom flat on the first floor
Rental income £445 pcm
EPC D
Council Tax Band A

FLAT 3

Self contained 1 bedroom flat on the second floor
Rental income £365 pcm
EPC C
Council Tax Band A

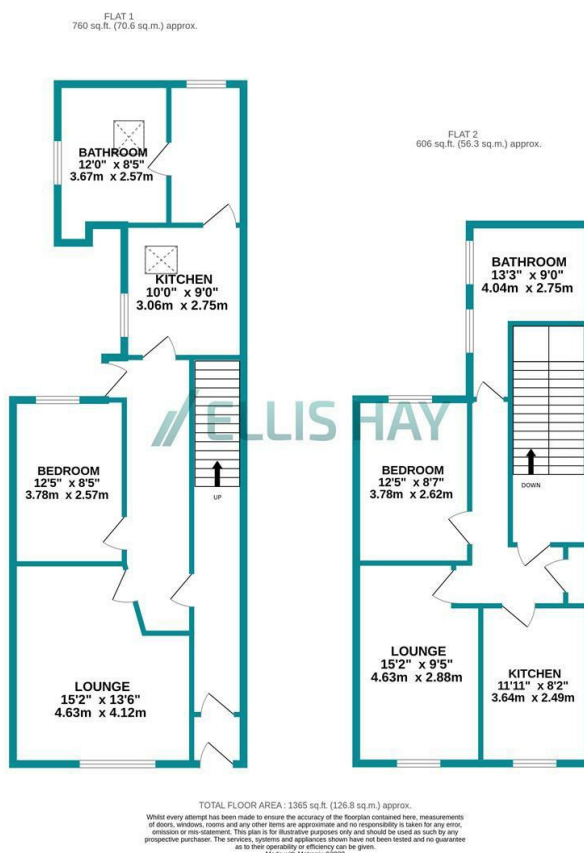
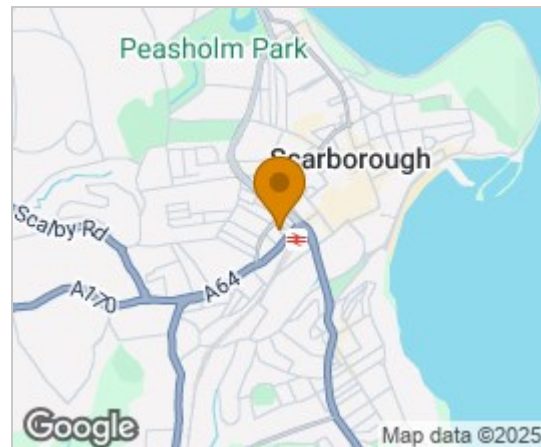
FLAT 4

Self contained 1 bedroom flat on the top floor
Rental income £385 pcm
EPC C
Council Tax Band A

Tenure

The block is sold as a Freehold property

Area Map



Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that (all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property