



3 Westbourne Road

South Cliff, Scarborough, YO11 2SP

Price Guide £115,000



A private self contained apartment at the rear of Dacre House. This property is close to the ever popular South Cliff area and within walking distance of The Esplanade and local shops. There is also a bus route. This property has a double bedroom and a second room that could be utilised as another bedroom or a storage room or study.

There is a large open plan lounge and kitchen area which comprises the main living area. To the rear there is a good sized bathroom. Outside there is a large shared garden.



Porch

The property is at the rear of Dacre House with its own entrance via a UPVC double glazed porch door which leads into a small porch area which in turn leads into the main living area.

Lounge/Kitchen 19'5" x 14'9" (5.92m x 4.50m)

This large room is an open plan lounge and kitchen area. The lounge has a large double glazed part bay window which lets in plenty of light. There is an electric fire and the seating area is carpetted. The kitchen area has a good amount of workspace and a tiled floor. There is a range of wall and base units some with drawers with a built in oven and ceramic hob and extractor above. There is a stainless 1.5 sink unit with a drainer, under the counter tops there is space for a washing machine and a fridge.

Bedroom 1 11'9" x 6'6" (3.58m x 1.98m)

This double bedroom has a UPVC double glazed window overlooking the rear garden.

Bedroom 2 9'2" x 6'6" (2.79m x 1.98m)

The second bedroom at the rear of the apartment is large enough to house a double bed and some furniture. Please note that this room does not have any windows -there is no legal requirement to have a window in a bedroom but it is recommended by building regs for fire safety. This room is carpetted.

Bathroom 8'3" x 8'2" (2.51m x 2.49m)

The bathroom is a good size and has a shower over the bath with a shower screen. There is a handwash basin with a vanity unit and a W.C. The room has partially tiled walls , a fully tiled floor and an electric radiator. This room has an extractor fan but no window.

Outside

The apartment is located at the rear of the property accessed via a pathway that runs adjacent to the garden to the private door There is a large shared walled garden which is mostly laid to lawn. There is a resident gardener but plenty of opportunity to be involved if you want to be. Outside the porch to number 10 there is a small area with decorative artificial planting with steps leading to a stone paved seating area/patio which is used by this property.

What Three Words Location

apples.asks.suffice

Maintenance

The block maintenance is with Ellis Hay and we are informed by the owners that the annual fees are £473.14 for this year

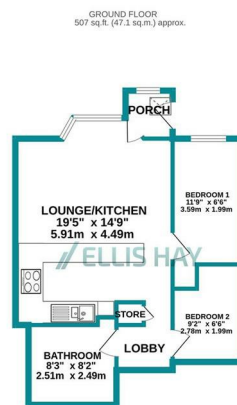
Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		60	
(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: A

Tenure: Freehold



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