



36-38 St Nicholas Street

Town Centre, Scarborough, YO11 2HF

Guide Price £155,000



We are delighted to bring to the market this 2 bedroom second floor flat in the heart of Scarborough's Town Centre. Although the property is close to all the amenities the town centre has to offer including the railway station, shops and restaurants, it is also benefits from close proximity to both South and North Bay.

When briefly described the property has a lounge, dining room, modern kitchen and bathroom and 2 double bedrooms. In our opinion, this property will appeal to a variety of buyers including those looking to downsize or have a coastal weekend retreat or a convenient town centre property for those starting their property journey.

Sold with NO ONWARD CHAIN, we highly recommend an early viewing of this property and urge you to contact our friendly sales team on 01723 350077.



Entrance

Entry phone system from St Nicholas Street

Hallway

Private entrance to the hallway. With storage cupboard, overhead light and radiator.

Lounge

Front facing bay fronted windows, overhead lights, coving and radiators.

Kitchen

With range of modern wall, base and drawer units with feature glass doors and co-ordinating worktop. Stainless steel sink with tiled splashback. Built in electric hob with stainless steel extractor fan over and built in electric oven. Space for automatic washing machine and fridge. Window overlooking the rear of the property. Overhead light and radiator.

Dining Room

Accessed from both the kitchen and lounge. Window overlooking the rear of the property, overhead light and radiator.

Bedroom 1

Double Bedroom with window overlooking the front of the property, overhead light and radiator.

Bedroom 2

Double Bedroom with window overlooking the front of the property, overhead light and radiator. With storage cupboard.

Bathroom

With WC, hand basin and Bath, the room also has a separate corner shower enclosure with bar mixer shower. Part tiled walls with feature mosaic border. Window overlooking the rear of the property, overhead light and radiator.


Tenure

The block is managed by Nicholsons and we are informed by the owner that the yearly fees are in the region of £1482.66 paid half yearly.

Area Map

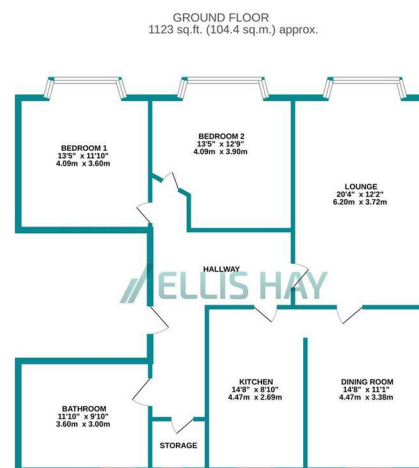


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Council Tax Band: C

Tenure: Leasehold



TOTAL FLOOR AREA: 1123 sq.ft. (104.4 sq.m.) approx.
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