



Guards Court North Cliff Heights

North Bay, Scarborough, YO12 6QR

Guide Price £195,000



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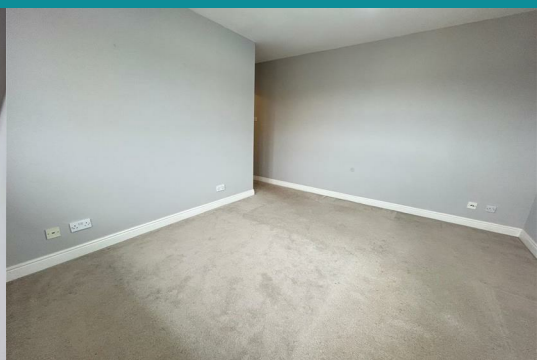


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We are delighted to bring to the market this 3 bedroom purpose built apartment with VIEWS OVER THE NORTH BAY. Sold with NO ONWARD CHAIN and recently redecorated, the property has a modern kitchen and bathroom, 3 bedrooms and a lounge with views over the beautiful North Bay. The property also benefits from a garage.

Situated on the the popular North Side, the property is close to many amenities including convenience store, shops and cafes on the North Bay, Open Air Theatre and Peasholm Park, and with transport links to Scarborough Town Centre and Whitby.

In our opinion, this is a premium property with many benefits and potential to make it your dream home. We highly recommend an early viewing to avoid disappointment.



COMMUNAL FRONT DOOR

STAIRS

leading to second floor.

PRIVATE ENTRANCE

HALLWAY

with storage heater and door entry phone

LOUNGE 18'1" x 13'9" (5.53 x 4.20)

with corner aspect having views over the North Bay towards the Castle, uPVC double glazed patio doors, Juliet balcony, electric fire and storage heater

KITCHEN 7'4" x 9'6" (2.25 x 2.90)

with a range of base and wall units, tiled splashbacks, resin sink, plumbing for automatic washing machine, space for fridge freezer, integrated electric hob and electric single oven, extractor hood and plinth heater

BEDROOM ONE 14'5" x 13'11" (4.4 x 4.25)

with fitted wardrobe, corner aspect with uPVC double glazed window and storage heater

BEDROOM TWO 7'10" x 10'5" (2.40 x 3.19)

with fitted wardrobe with sliding doors, fitted bookshelves, uPVC double glazed window overlooking the rear and electric heater

BEDROOM THREE 11'1" x 8'3" (3.39 x 2.53)

with uPVC double glazed window overlooking the front and electric heater

BATHROOM 7'10" x 6'7" (2.41 x 2.02)

Three piece suite with electric shower over the bath, glass shower screen and electric heater

OUTSIDE

off street parking and garage

DIRECTIONS

What Three Words
Clouds.exists.likely

TENURE

The has a 999 year Lease with 969 years remaining, Block Management is with Ellis Hay and the yearly fees for 01/07/24 to 30/06/25 were £1200 which could be paid in 2 instalments.

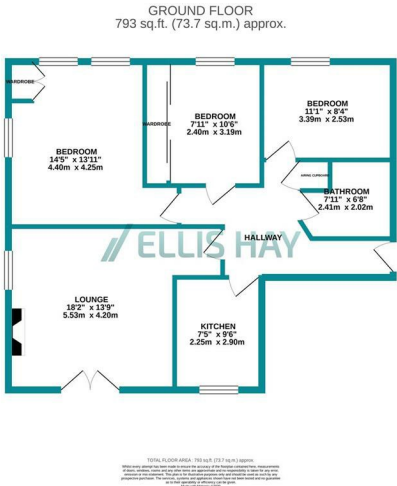
Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	75
England & Wales		EU Directive 2002/91/EC

Council Tax Band: D

Tenure: Leasehold



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