



## 23 Avenue Victoria

Scarborough, YO11 2QS

**Guide Price £130,000**



We are delighted to welcome to the market this first-floor flat on Avenue Victoria, Scarborough. In our opinion, this is a fantastic opportunity for a range of buyers, whether you're looking for a weekend retreat, a first home, or a place to downsize. With breath taking sea views over the South Bay.

The property is ideally situated close to both North and South Bays, the town centre, and all the fantastic amenities this beautiful coastal town has to offer.

The accommodation briefly comprises a hallway, a spacious Lounge with bay-fronted windows, a kitchen, two bedrooms, and a bathroom. Offered with NO ONWARD CHAIN, we highly recommend early viewing—contact our friendly sales team today on 01723 350077





Communal Entrance

Private Entrance

Lounge 18'4" x 14'5" (5.60 x 4.40)

UPVC windows to the front, electric radiator. overhead lighting, ornamental fire surround and new carpets throughout.

Kitchen 12'1" x 7'2" (3.70 x 2.20)

Electric oven with extractor fan over, plumbing for washing machine, area for fridge, ceramic basin, vinyl flooring throughout, part tiled with spotlights above.

Bedroom 1 13'1" x 12'5" (4.00 x 3.80)

UPVC windows to the rear, electric radiator, overhead lighting and carpeted throughout. Door leading to fire escape.

Bedroom 2 12'1" x 8'10" (3.70 x 2.70)

Overhead lighting, UPVC window to rear, electric radiator and carpeted throughout.

Bathroom 9'10" x 6'2" (3.00 x 1.90)

Three piece suite with shower over, vinyl flooring throughout, part tiled walls, UPVC frosted windows to the front, spotlights and heated towel rail.

Tenue

Freehold, with a deed of covenant in place, building insurance costs £300 for the year.


Directions

What 3 Words

Soccer.Belt.Inner

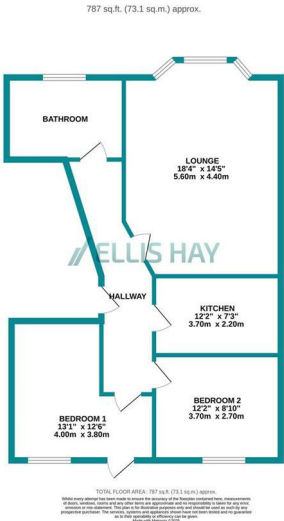
Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		79
(81-91) <b>B</b>		
(69-80) <b>C</b>		48
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

Council Tax Band: A

Tenure: Freehold



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