

WILLOWGREEN  
ESTATE AGENTS



**132 Castle Road  
Scarborough, YO11 1HX**

**Guide price £150,000**

Situated in a prime Castle Road location near Scarborough Castle, this newly and completely refurbished one-bedroom apartment boasts spectacular sea views over the North Bay, a private entrance, and a superb position just moments from the Harbour, South Bay beach, and all the amenities of the town centre.

Perfect as a first-time home, holiday retreat, or investment property, the apartment is presented in immaculate, move-in-ready condition, blending contemporary style with one of Scarborough's most characterful settings.

The property opens via its own private entrance hall, leading into a bright and spacious open-plan lounge, kitchen, and dining area. The newly installed high-gloss modern kitchen features a range of sleek wall and base units, incorporating integrated appliances including a washer, refrigerator, oven, hob, and extractor. Large new double-glazed windows frame uninterrupted sea views, flooding the space with natural light.

The generous double bedroom is beautifully finished, also benefitting from new double glazing, while the contemporary bathroom includes a new three-piece suite with a bath and electric shower over.

This stylish coastal apartment represents a rare opportunity in such a coveted part of Scarborough. Offered with the option to purchase furnishings by negotiation, it's ideal for those looking for a turn-key home or a property with holiday let potential.

### PRIVATE ENTRANCE HALL

Steps leading up to the door to the rear aspect, door leading to the entrance hall.

### ENTRANCE HALL

Access to all rooms, wall mounted electric radiator, power points, under stairs storage cupboard.

### LOUNGE AREA

15'5" x 14'9" ( 4.70m x 4.50m )



### LOUNGE AREA

UPVC double glazed sash bay windows over looking the North Bay with SEA VIEWS, TV point, electric wall mounted radiator, power points.

### KITCHEN/DINING



### KITCHEN/DINING

UPVC double glazed window to the front aspect with SEA VIEWS. Range of modern high gloss wall and base units with roll top work surface, stainless steel sink and drainer, integrated washer/dryer, integrated fridge, integrated electric oven and four ring hob, extractor hood, power points.

### BEDROOM

13'1" x 9'10" (4.00m x 3.00m )



UPVC double glazed sash window to the rear aspect, wall mounted electric radiator, power points,

### BATHROOM



Modern white three piece suite comprising of low flush WC, vanity wash hand basin, bath with electric shower over, extractor fan and heated towel rail.

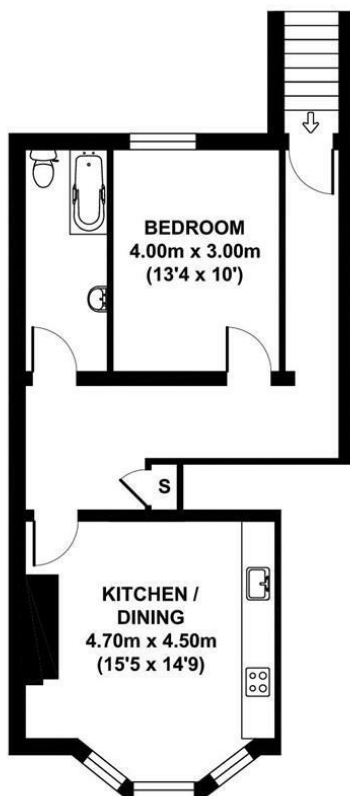
### PARKING

OFF ROAD PARKING MAY BE AVAILABLE BY SEPARATE NEGOTIATION

### EPC BAND C







CASTLE ROAD

APPROX. GROSS INTERNAL FLOOR AREA 53 SQ M / 570 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given



| 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 |  |         |           |
| England & Wales                             |  | 75      | 81        |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A   |  |         |           |
| (81-91) B   |  |         |           |
| (69-80) C   |  |         |           |
| (55-68) D   |  |         |           |
| (39-54) E   |  |         |           |
| (21-38) F   |  |         |           |
| (1-20) G  |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales   |  |         |           |
| EU Directive 2002/91/EC   |  |         |           |



01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398