



Flat 1 15 Fulford Road, Scarborough YO11 2SL  
Asking Price £120,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- PRIVATE FRONT GARDEN
- NO ONWARD CHAIN
- NEWLY RENOVATED
- GAS CENTRAL HEATING AND DOUBLE GLAZING

#### A LOVELY GROUND FLOOR APARTMENT!

IDEAL for FIRST TIME BUYERS/HOLIDAY LET. We are delighted to bring to the market this NEWLY RENOVATED TWO BEDROOM property with PRIVATE FRONT GARDEN. Located in the POPULAR area of SOUTHCLIFF. The property benefits from GAS CENTRAL HEATING and DOUBLE GLAZING. This property is currently VACANT with NO ONWARD CHAIN.

The property itself briefly comprises of: a communal entrance hall where entrance is gained into the properties own hallway which provides access to the spacious lounge area, the newly fitted kitchen that provides outdoor access, the stylish bathroom area with newly fitted three piece suite and one double bedroom alongside one single bedroom. Externally the property offers a low maintenance garden to the front of the property that is for private use. The property has recently undergone a scheme of modernisation including; new electrics, newly fitted bathroom and kitchen and new carpets throughout.

The property is well located in the Ramshill area of Scarborough central to a wealth of amenities and attractions including local shops, supermarket, train station, Scarborough Town Centre, South Bay and the beach. Offering such a central location, the property could be of interest to a wide variety of buyers most notably first time buyers or someone looking for a holiday home/rental property.

The property has been much improved by the current vendor and is therefore 'in our opinion' offered to the market in excellent order including gas heating, UPVC double glazing as well as modern neutral decoration throughout. Internal viewing cannot be recommended highly enough to fully appreciate the space, finish and setting on offer.







#### Accommodation

##### Ground Floor

##### Hallway

13'9" x 4'7" max

##### Lounge

16'0" x 13'5" max

##### Kitchen

14'5" x 5'10" max

##### Bedroom 1

14'9" max x 12'9" max

##### Bedroom 2

11'1" x 7'2"

##### Bathroom

10'2" x 5'2" max

##### Externally

**This property offers a private outside space to the front.**

##### Tenure/Maintenance

**We have been informed by the vendor that the property is Leasehold and has 962 years left on the lease and is £650 per annum. We have also been informed that residential lets and pets are allowed and the block is managed by GLS.**

##### Details

**Council tax band - A**

**LCGV 23022023**



**Interested? Get in touch:**

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



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TOTAL FLOOR AREA: 647 sq. ft. (60.1 sq.m.) approx.

