



12 Westwood, Scarborough, YO11 2JD
£280,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- FANTASTIC INVESTMENT OPPORTUNITY
- BLOCK OF SIX APARTMENTS
- 1 X TWO BEDROOM FLAT 5 X ONE BEDROOM/STUDIO FLATS
- POPULAR TOWN CENTRE LOCATION
- OUTDOOR SPACE AND GARAGE
- NO ONWARD CHAIN

A BLOCK OF SIX APARTMENTS comprising of 1 x TWO BEDROOM FLAT and 5 x ONE BEDROOM/STUDIO APARTMENTS. This would make a GREAT INVESTMENT OPPORTUNITY with the block occupying a central location nearby to SCARBOROUGH TOWN CENTRE.

The property is located within proximity to SCARBOROUGH'S TOWN CENTRE and the NORTH BAY BEACH. A much sought after area within Scarborough where a wealth of amenities lay at hand. These include, eateries, a Post Office, local shops, main promenade and much more.

The building is laid out as below:

Basement Level - A studio apartment with a separate kitchen/diner, accessed via a private entrance door.

Ground Floor - Communal entrance hall with stairs to all levels, a bay fronted one bedroom apartment with a private entrance porch, separate WC and store. Plus a studio apartment with a private entrance door.

First Floor - Two one bedroom apartments.

Second Floor - A spacious two bedroom apartment.

External to the property lies a low-maintenance outdoor space and a garage.

To arrange a viewing, please contact CPH today on 01723 352235 or visit our website www.cphproperty.co.uk





ACCOMMODATION:

BASEMENT LEVEL

Lounge
19'4" max into bay x
12'9" max

Kitchen/Diner
19'8" x 6'2"

Bedroom
9'6" x 8'2"

Bathroom
8'2" x 5'6"

GROUND FLOOR

Communal Entrance
Hallway
21'7" max x 8'10" max

Lounge
19'0" max into bay x
12'5" max

Store
7'10" x 6'6"

WC

Inner Hall
5'2" x 4'11"

Porch
6'2" x 4'11"

Kitchen
22'11" max x 7'10" max

Bedroom
13'9" max x 12'9" max

Bathroom
7'10" x 3'11"

Bedroom/Lounge
15'5" max x 13'1" max

Kitchen
7'10" x 7'6"

Bathroom
7'10" x 3'11"

FIRST FLOOR

Communal Landing
15'8" x 6'10"

Lounge/Kitchen
19'4" max into bay x 12'9"
max

Bedroom
10'2" max x 8'2"

Inner Hall
6'6" x 3'11"

Bathroom
6'6" max x 4'11" max

Entrance Hallway
13'1" x 2'11"

Kitchen/Lounge
14'1" max x 13'9" max

Bedroom
10'9" x 7'2"

Bathroom
6'10" x 5'6"

SECOND FLOOR

Landing
7'2" x 6'10"

Lounge
16'0" x 12'1"

Bedroom
16'0" x 8'10"

Bathroom
6'10" x 4'7"

Kitchen
14'1" x 8'2"

Bedroom
14'1" x 12'9" max

Details Prepared
TLPF/270324

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



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficacy can be given.
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TOTAL FLOOR AREA : 3318 sq.ft. (308.3 sq.m.) approx.

