



Flat 1 Stamford House 14/15 Westwood, Scarborough YO11 2JD

Offers In The Region Of £199,995

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- SPACIOUS AND IMMACULATLY PRESENTED FREEHOLD GARDEN APARTMENT
- GENEROUS OPEN PLAN LOUNGE DINER WITH OPENING TO A MODERN KITCHEN
- THREE BEDROOMS PLUS ENSUITE AND FABULOUS BATHROOM
- ADDED BENEFIT OF A GARDEN, HOME OFFICE AND PARKING FOR 2 VEHICLES
- VIEWING HIGHLY RECOMMENDED

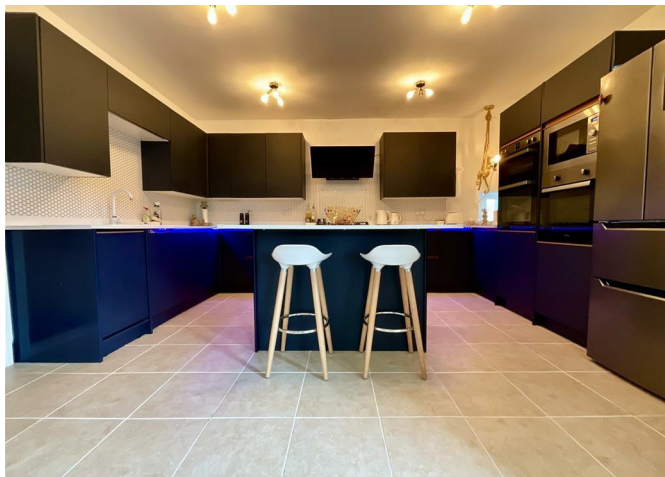
+++WE are pleased to offer to the market this THREE BEDROOM FREEHOLD APARTMENT located in the heart of Scarborough town centre WHICH IS IMMACULATLY PRESENTED THROUGHOUT. The apartment has BEEN EXTENSIVELY MODERNISED and now provides spacious and modern accommodation with the additional benefit of PRIVATE PARKING FOR TWO CARS, GARDEN, EXTERNAL HOME OFFICE and STORE. LOCATED IN A GRAND BUILDING BUILT IN 1875 +++

The apartment is offered to the market in excellent decorative order throughout and is well appointed with a feature open plan living and dining space with bay window and opening into a modern and recently installed breakfast kitchen (2023) with a range of quality appliances installed. There are three generous bedrooms with the master benefitting from French style doors leading onto the front garden and an en-suite shower room in addition to the three-piece family bathroom with 'Jacuzzi' style bath.

A further benefit to this unique apartment is the home office accessed from the front garden which benefits from both light and power. There are two further useful store areas one of which is located within the main building under the central staircase and the other accessed from the front Garden. The property is well furnished and the vendors have expressed that furnishings can be negotiated for.

Well located in the Westwood area of Scarborough the apartment offers excellent access to a wealth of amenities. In addition South Bay beach is just a short distance away by foot.

Viewing is Highly recommended and is by appointment with CPH, Call on 01723 352235.





ACCOMMODATION

Entrance Hall

Living Room / Dining Room
24'11" x 23'3"

Breakfast Kitchen
14'9" x 10'9"

Utility Room
7 x 6'3"

Bedroom One
20'4" x 11'9"

Ensuite

Bedroom Two
13'1" x 8'2"

Bedroom Three
10'9" x 7'10" max

Bathroom
7'6" x 6'2" excluding shower

Office
9'6" x 7'2"

Outside

To the front of the property is a private garden with brick built storage shed and entrance to home office. Also to the front of the property are two off street parking spaces.

Tenure

The property is freehold with a maintenance agreement in place with a local agent and is £992 PA

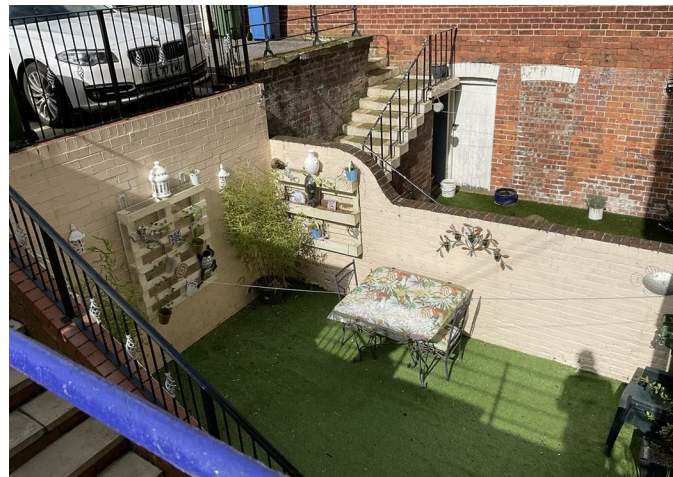
Epc and Council Tax

EPC D

COUNCIL TAX A

Details prepared by/ Date

GV 13/04/24



Interested? Get in touch:

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CPH

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



England & Wales	
EU Directive 2002/91/EC	
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	
Current	79
Potential	68

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
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