



Built by  
Fernhill Development

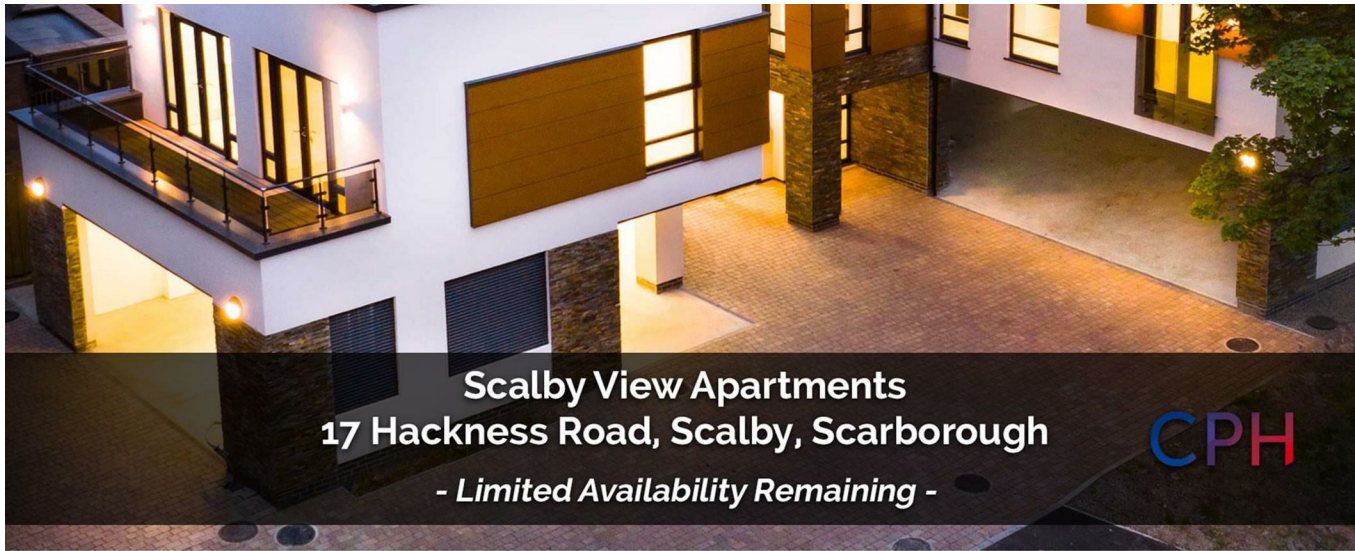
Presented by - Absolute 51

Apartment 8, Scalby View Apartments, 17 Hackness Road, Scarborough, YO12 5SD

Price Guide £230,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





**Scalby View Apartments**  
**17 Hackness Road, Scalby, Scarborough**  
*- Limited Availability Remaining -*



Ideally suited to a range of buyers most notably as a second property, holiday home or ideally suited to someone looking to downsize or retire as the development provides easy level access to a wealth of amenities including regular transport links into Scarborough and to Whitby.

The block itself benefits from lift and stairs to all floors providing easy level access, secure video entry and intercom system and externally provides off-street parking spaces with BS1363 electric charging.

**Superb specification and Location**

- Eco friendly
- Purpose built apartment
- Landmark development to the area
- State of the art entry system
- Energy efficient
- Wheelchair lift access to all floors
- Secure off road parking

**On hand local amenities including:**

- Doctors surgeries
- Dentists
- Hairdressers
- Chemist
- Library
- Petrol station
- Supermarket

**Contact Details**

For further information and enquiries please contact

**Dione**

01753 352 335

- OPEN VIEWING DAY - THIS SATURDAY AND SUNDAY BETWEEN 10AM - 12PM - NO BOOKING REQUIRED!
- Modern Luxury Development
- Open Plan Lounge/Kitchen/Diner
- Popular Central Newby Location
- Two Bedroom Duplex Apartment

\*\*\*INCENTIVE AVAILABLE FOR QUICK SALE CALL 01723 352235 FOR MORE INFORMATION \*\*\*

SCALBY VIEW is a MODERN, LUXURY DEVELOPMENT comprising of ten HIGH SPECIFICATION APARTMENTS is well located within the popular Newby area of Scarborough, well placed centrally to a wealth of amenities nearby. These apartments would make a FANTASTIC MAIN RESIDENCE or a SEASIDE BOLT-HOLE.

- \* A Bespoke, New Build Development with 10 Year LABC Warranty
- \* Landmark Development to the area
- \* Purpose Built Apartments - Eco Friendly and Energy Efficient
- \* Accessible Living suitable (Level Access) for Wheelchair Users with Lift Facility to all floors
- \* State of the art entry system
- \* Secure Off Road Parking with EV charging points
- \* Extensive Views
- \* Edge of the National Park with Beautiful Scenery and Walks
- \* Close to local amenities and Scarborough Hospital

Apartment 8 is a feature two bedroom duplex apartment (set over the first and second floor) with an open plan living/kitchen/diner with double doors to a balcony plus a bedroom and bathroom to the first floor. To the second floor lies a feature double bedroom with direct access via bi-fold doors to a 2nd private balcony.

The block benefits from lift and stairs to all floors providing easy level access, secure video secure entry/intercom system and externally provides off-street parking spaces with BS1363 electric charging and a communal bin store.

The development is set on the border of Scalby and on the cusp of the North York Moors National Park but is still well placed for a wealth of amenities including regular transport links to Scarborough Town Centre and Whitby, doctors surgeries, dentists, hairdressers, chemist, library, petrol station, supermarket, cafes, eateries, Tennis Courts, Rugby Club and excellent walks can be undergone nearby along the old Scarborough to Whitby railway line.







ACCOMMODATION:

APARTMENT 8:

FIRST FLOOR

Entrance Hallway

8'6" x 6'6"

Inner Hallway

7'2" max x 6'10" max

Open Plan Living/Kitchen/Diner

22'7" max x 9'10"

Bedroom Two

8'10" x 8'10"

Bathroom

7'2" x 5'10"

SECOND FLOOR

Feature Bedroom

Balcony

23'7" max x 19'4" max

OTHER:

Tenure/Maintenance

We have been advised by the vendor that the property is Leasehold with a 1/10 share of the Freehold of which a 250 year lease will be implemented. There will be a maintenance agreement in place with Able Property Management and we are not aware of any restrictions.

Details Prepared

TLPF/100724



Interested? Get in touch:

19 St.Thomas Street,  
Scarborough YO11 1DY

t. 01723 352235

e. sales@cphproperty.co.uk

www.cphproperty.co.uk

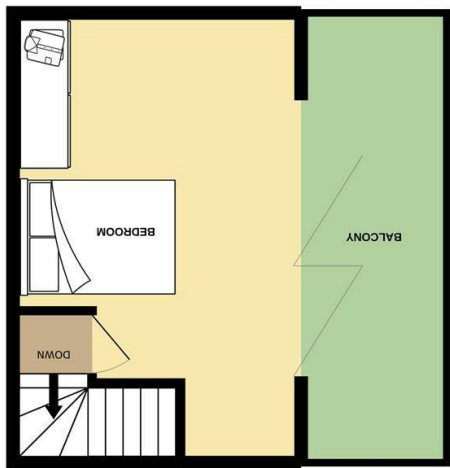
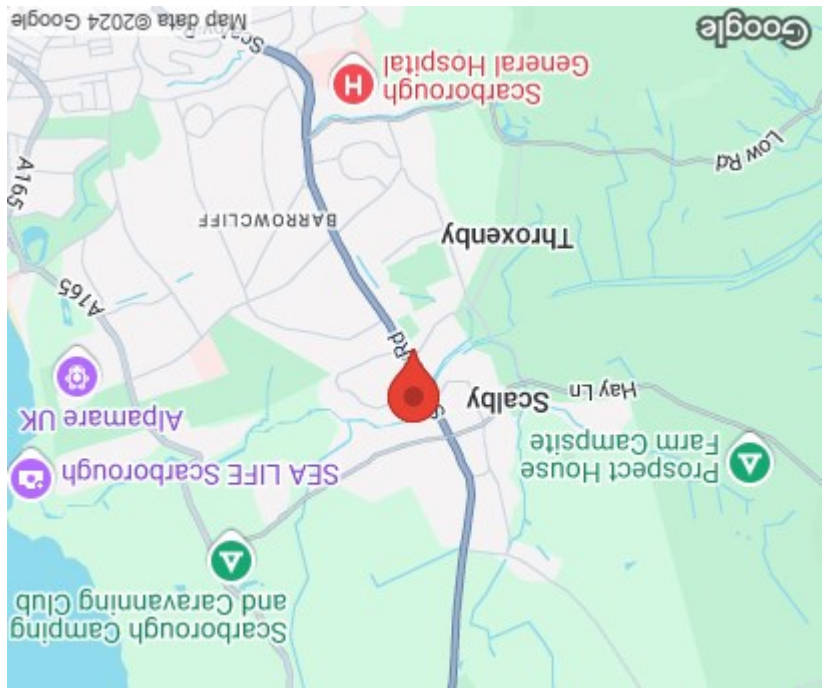
**CPH**

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

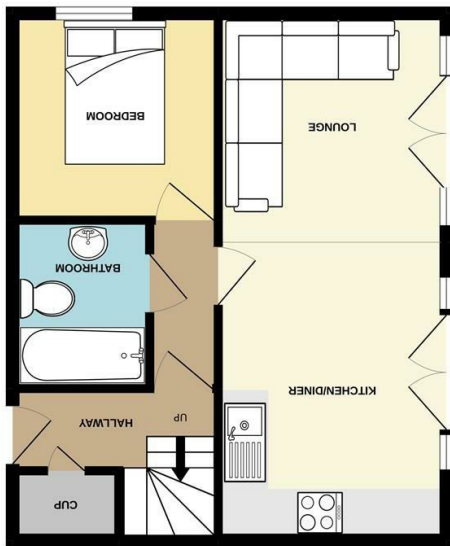


England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G
Current	Potential
Environmental Impact (CO <sub>2</sub>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

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
Current	Potential
Energy Efficiency Rating	



SECOND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 efficiency can be given. Made with Neopix ©2022