



Apartment 3, Scalby View, 17 Hackness Road, Scarborough, YO12 5SD
Offers Over £210,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Two Bedroom Ground Floor Apartment
- Modern Luxury Development
- Open Plan Lounge/Kitchen/Diner
- Off Street Parking Space and Gardens
- Popular Central Newby Location

Offered to the market with NO ONWARD CHAIN and only having ONE PREVIOUS OWNER, is this MODERN GROUND FLOOR APARTMENT with PRIVATE OUTSIDE SPACE of WRAP AROUND GARDENS. Located within a block of just TEN HIGH SPECIFICATION APARTMENTS, we feel this property would appeal to a vast array of potential purchasers. Situated on Scarborough's North Side, early internal viewing is highly advised, as properties within this area and to this standard seldom remain on the market for long.

In brief, this apartment provides level access on the ground floor and comprises; an open plan kitchen/living/dining area with patio doors to a PRIVATE WRAP AROUND GARDEN, two double bedrooms and modern house bathroom with four-piece bathroom suite.

Ideally suited to a range of buyers most notably as a second property/holiday home or ideally suited to someone looking to downsize/retirement as the development provides easy level access to a wealth of amenities including regular transport links to Scarborough Town Centre and Whitby. public house/restaurant, 'Proudfoots' supermarket, library, doctors surgery, 24hr garage, tennis courts and bowling club. The property is situated on the edge of the North Yorkshire Moors National Park and excellent walks can be undergone nearby along the old Scarborough to Whitby railway line and to the popular village of Scalby and Scalby Beck.

Tenure:

We have been advised by the vendor that the property is Leasehold with a 1/10 share of the Freehold. There is a 250 year which was implemented in 2022 whereby there are NO RESTRICTIONS on Holiday Letting or Pets. There is also a maintenance agreement of approximately £650.00 per annum in place. *We do however advise that matters subject to the tenure, maintenance and restrictions are subject to clarification via a conveyancing solicitor at the time of purchase.





ACCOMMODATION:

APARTMENT 3:

GROUND FLOOR

Entrance Hallway

14'9" max x 11'9" max

Open Plan Living/Kitchen/Dining

20'4" max x 16'4" max

Bedroom One

10'9" max x 10'9" max

Bedroom Two

10'9" max x 9'6" max

Bathroom

10'5" max x 6'10" 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 of approx 867.63 per annum and we are not aware of any restrictions.

Details Prepared

TLPF/020822



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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