



CPH

CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

6 Highdale Manor North Leas Avenue, Scarborough

Offers in Region of £155,000



6 Highdale Manor North Leas Avenue

Scarborough, Scarborough

- Large Garage and Store Room
- Well Presented Throughout
- Balcony
- Purpose Built First Floor Freehold Apartment
- Two Double Bedrooms
- Gas heated and Double Glazed

CPH are delighted to market this unique apartment, Located in this sought after residential area and only 900 yards from the beach. The property is well presented and a purpose built first floor two bedroom apartment that uniquely benefits from a large garage and separate storage area. +++

The accommodation briefly comprises; communal entrance door to ground floor with intercom, stairs to first floor, door to entrance hallway, bay fronted dual aspect sitting room with living flame gas fire, fitted kitchen diner with door to side balcony, master bedroom with walk in wardrobe, bedroom two (also a double) and fully tiled bathroom with white suite and shower over bath.

On the ground floor is a large separate storage room and a larger than average garage with electric door (both have power and light). This is a freehold apartment with management by a local company at £480 per year with a 1/6 charge of any maintenance needed to be carried out. Holiday lets are not permitted but assure shorthold tenancies are. In our opinion this property must be viewed to appreciate the well proportioned rooms and the garage and storage.

The location of the property is a considerable factor with numerous amenities so close to hand, there is a parade of shops directly opposite, a bus stop with a regular service to town a few yards away as well as excellent access to numerous recreational facilities particularly Peasholm Park, the North Bay Beach and the





Entrance Hall

Dimensions: 4.6 x 1.1 (15'1" x 3'7").

Lounge

Dimensions: 4.5 x 4.3 into bay (14'9" x 14'1" into bay).

Kitchen

Dimensions: 2.8 x 2.8 (9'2" x 9'2").

Bedroom One

Dimensions: 3.6 x 3.3 (11'9" x 10'9").

Bedroom Two

Dimensions: 3.6 x 3.3 (11'9" x 10'9").

Bathroom

Dimensions: 2.4 x 1.5 (7'10" x 4'11").

Garage

Dimensions: 5.2 x 3.9 (17'0" x 12'9"). Located at basement level. Larger than average secure garage.

External Store

Dimensions: 5.2 x 4.6 (17'0" x 15'1"). Located on the basement level. Private Store Area.

Tenure

Freehold. £450 pa maintenance with Walker Landray.

Council Tax and EPC

Council tax A EPC



GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.7 sq.m.) approx.

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 Metropix ©2024

Interested?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



Sales, Lettings & Commercial
ESTATE AGENTS & CHARTERED SURVEYORS
19 St. Thomas Street, Scarborough YO11 1DY



RICS



rightmove Zoopla.co.uk PrimeLocation.com

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