





6 North Leas Manor North Leas Avenue

Scarborough, Scarborough

- GROUND FLOOR FREEHOLD APARTMENT WITH OWN ENTRANCE
- GENEROUS LOUNGE OVER LOOKING THE GARDEN, 2 BEDROOMS
- COMMUNAL GARDENS
- VACANT POSSESSION AND NO ONWARD CHAIN
- POPULAR NORTH SIDE LOCATION

We are delighted to present this impressive ground floor freehold apartment, offering a rare opportunity for those seeking a stylish and convenient home in a popular North Side location. Boasting its own private entrance, this well-proportioned two-bedroom flat welcomes you with a generous lounge that enjoys a pleasant outlook over the communal gardens, creating a light and inviting atmosphere ideal for relaxing or entertaining. The property features two comfortable bedrooms, providing ample space for a variety of lifestyles, whether you require a guest room, a home office, or a peaceful retreat at the end of the day. The layout is thoughtfully designed to maximise both space and functionality, with each room flowing seamlessly to offer a harmonious living experience. With vacant possession and no onward chain, this apartment is ready for immediate occupation, making it an excellent choice for first-time buyers, downsizers, or investors alike. Located within easy reach of local amenities, transport links, and well-regarded schools, this property combines practicality with comfort. Early viewing is highly recommended to fully appreciate the quality and potential on offer. Book your appointment today to avoid disappointment.





LOUNGE

14' 9" x 13' 5" (4.50m x 4.10m)

KITCHEN

10' 6" x 7' 10" (3.20m x 2.40m)

BEDROOM

11' 6" x 11' 6" (3.50m x 3.50m)

BEDROOM

10' 10" x 10' 2" (3.30m x 3.10m)

BATHROOM

7' 7" x 4' 11" (2.30m x 1.50m)

INNER HALL

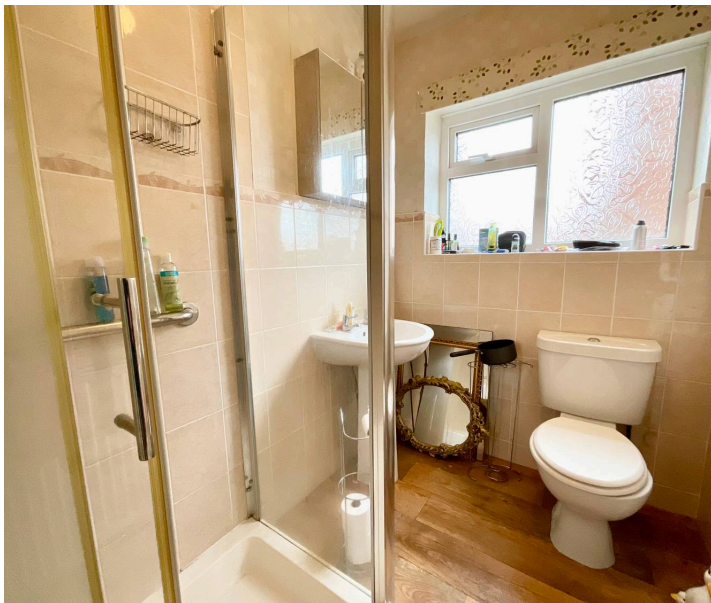
15' 5" x 6' 3" (4.70m x 1.90m)

TENURE

We have been advised by the Vendor(s) that this property is believed to be Freehold with a maintenance agreement in place with a local managing agent amounting to approximately £750.00 per annum. All matters of Tenure are recommended to subject to verification and clarification of solicitors in a contract of sale. We believe Pets and Letting are permitted. However, Holiday Letting is believed to be forbidden.

PLEASE NOTE

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.





Interested?

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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