

## 24 ABERDEEN WALK SCARBOROUGH



**TOWN CENTRE INVESTMENT OPPORTUNITY**  
**FREEHOLD RESIDENTIAL PREMISES WITH OFF-STREET PARKING**  
**FOUR LEASEHOLD APARTMENTS**  
**RECENTLY GENERATING AN INCOME OF £22,800 PA**  
**GUIDE PRICE £175,000**

An excellent opportunity to acquire a substantial freehold period property, conveniently located close to the centre of Scarborough. The accommodation is currently arranged to provide for four, well proportioned, 1-bedroom self-contained leasehold apartments. The property has double glazed units throughout and heating is largely electric although there is mains gas to the property.

Ranging in size of between 387 and 516 square feet with sea and castle views from the top floors, the apartments are in modern condition with some recent cosmetic improvements. To the rear of the property is an enclosed yard and single garage with access out onto

When fully let the property as a whole can generate an income in the region of £1,900 pcm, although there is great potential to improve on this.



Aberdeen Walk is situated within Scarborough town centre, only a short distance from the central shopping area and within easy reach of a myriad of amenities. Scarborough's attractions are manifold and include: two spectacular sandy beaches, extensive twelfth century castle ruins, fishing harbour and lighthouse and a bustling town centre. There is an excellent rail service which provides a regular direct cross-country service to York, Manchester and Liverpool. Change at York for the East Coast main line service.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## GENERAL INFORMATION

Services: Mains water, drainage, gas and electricity.

Council Tax: Band A for each flat.

EPC: **Ground Floor Flat.** Current D/66 Potential B/81. **Flat 1** Current C/74 Potential B/85. **Flat 2** Current C/72 Potential C/79. **Flat 3:** Current D/62 Potential D/63

Tenure: We understand that the property is freehold, and that vacant possession will be granted upon completion. Please be aware that 1a, 24 Aberdeen Walk, a first-floor leasehold apartment within the building is not included in the sale

Viewing: Strictly by appointment with the Agent's Pickering office.

Postcode: YO11 1XW

## ADDITIONAL INFORMATION

Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is given as an approximate guide. The services as described have not been tested and cannot be guaranteed. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.





C010 Printed by Ravensworth 01670 713330

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