



**Victoria Park Avenue, Scarborough, North Yorkshire, YO12 7TR**

**£90,000**

An outstandingly appointed garden studio flat. Superb location. Ideal home, second home or holiday let investment (currently a successful holiday let). No onwards chain. Approx 370sqft.

**Dales & Shires**  
ESTATE AGENTS

SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

## GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this superbly appointed open plan garden studio flat. Fitted and presented to an exceptional standard, and currently used as a successful holiday let. This delightful property would make an excellent home, second home or investment. Front courtyard garden. Situated in a desirable location, close to amenities and tourist attractions (including Peasholm Park, North Bay and Scarborough Open Air Theatre) and . Available fully furnished and with ongoing bookings if required. Features include: open plan living, stylish decoration, high quality fixtures, gas central heating, plentiful daylight, plantation shutters and double glazing. Overall area is approx. 370sqft. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the presentation, location, quality character and value.

## PROPERTY SUMMARY

The accommodation consists of an open plan kitchen/lounge/bedroom, along with a spacious, separate, luxury shower room. Externally, this lower ground floor flat enjoys the benefit of a low maintenance front courtyard garden, which benefits from afternoon and evening sun.

## LOCATION

This established and popular area within Scarborough has plentiful local amenities, as well as being within easy reach of the town's centre and the many further amenities and attractions on offer there. There is also easy access into the surrounding countryside, North York Moors, beautiful coastline, beaches and surrounding villages. Scarborough is one of the region's most popular coastal towns, ideal for holiday makers, families and those looking to live/retire near the sea. Pickering, York, Filey and Whitby are also within easy reach, where there is a further wide choice of shops, restaurants, bars, facilities and tourist attractions. There are excellent transport links, making this area a popular choice with commuters and holiday makers.

## DIRECTIONS

Sat Nav location: YO12 7TR.

## LOWER GROUND FLOOR

External French doors from the courtyard lead into:

**Lounge Area** 14' 1" x 9' 3" (4.29m x 2.82m) approx.  
A comfortable seating area with a feature brick fireplace focal point. Open plan into:

**Kitchen** 8' 4" x 7' 7" (2.54m x 2.31m) approx.  
Stylish fitted kitchen with breakfast bar and quality appliances.



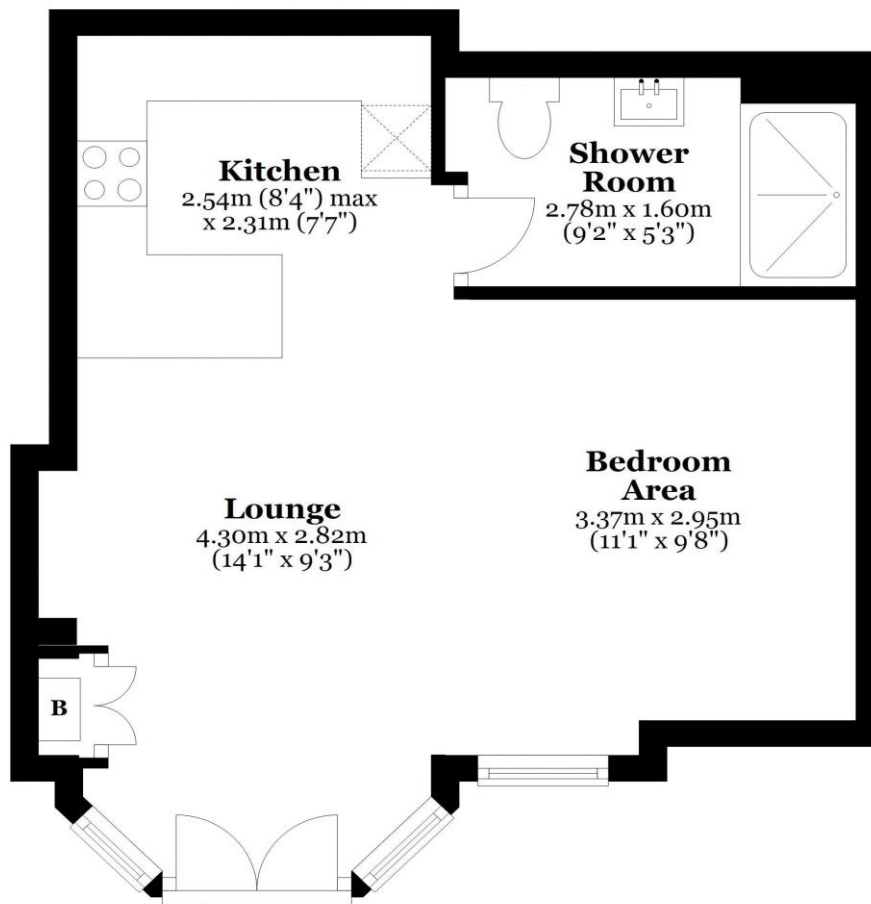


**Bedroom Area** 11' 1" x 9' 8" (3.38m x 2.94m) approx.  
Adjoining the lounge area, with ample space for a large bed and bedroom furniture.

**Shower Room** 9' 2" x 5' 3" (2.79m x 1.60m)  
A high quality, luxurious shower room with panelled walls and large shower cubicle.



### Lower Ground Floor





## OUTSIDE

This lower ground floor studio enjoys private use of the low maintenance front courtyard. Enjoying a sunny aspect, and ideal for relaxing, outdoor entertaining and drying.

## AGENT'S NOTES

Other flats have access rights into the courtyard for reading utility meters. The property is currently registered for business rates as a holiday let, but was previously council tax band A.

## PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire & surrounding areas.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

Call us or visit [www.dalesandshires.com](http://www.dalesandshires.com) for full details.

## Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

**Tenure:** Leasehold.

**Council Tax Band:** Currently under business rates. Previously CT band A.

These details were prepared / amended on: 18/07/2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	76
		EU Directive 2002/91/EC	
		WWW.EPC4U.COM	

### AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
6. No representative of Dales & Shires has any authority to make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

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