



## *7 Dovedale Court Weydale Avenue, Scarborough, YO12 6AS*

*Offers In The Region Of £165,000*

- *GROUND FLOOR APARTMENT WITH PRIVATE ENTRANCE*
- *TWO DOUBLE BEDROOMS*
- *FITTED KITCHEN*
- *THREE PIECE FAMILY BATHROOM SUITE*
- *BRICK BUILT GARAGE*
- *DESIRABLE NORTH SIDE LOCATION*
- *FRONT FACING LOUNGE*
- *OFF STREET PARKING*
- *CLOSE TO A NUMBER OF LOCAL AMENITIES AND THE NORTH BAY BEACH*

## *7 Dovedale Court Weydale Avenue, Scarborough YO12 6AS*

*Andrew Cowen Estate Agents welcome to the market this TWO BEDROOM, GROUND FLOOR APARTMENT with PRIVATE ENTRANCE, situated on the DESIRABLE NORTH SIDE OF SCARBOROUGH, close to a number of LOCAL AMENITIES and the NORTH BAY BEACH. This property BOASTS OFF-STREET PARKING, GARAGE and COMMUNAL GARDENS to be enjoyed. This property would appeal to a HOST OF BUYERS, including those looking to RETIRE.*



Council Tax Band: B



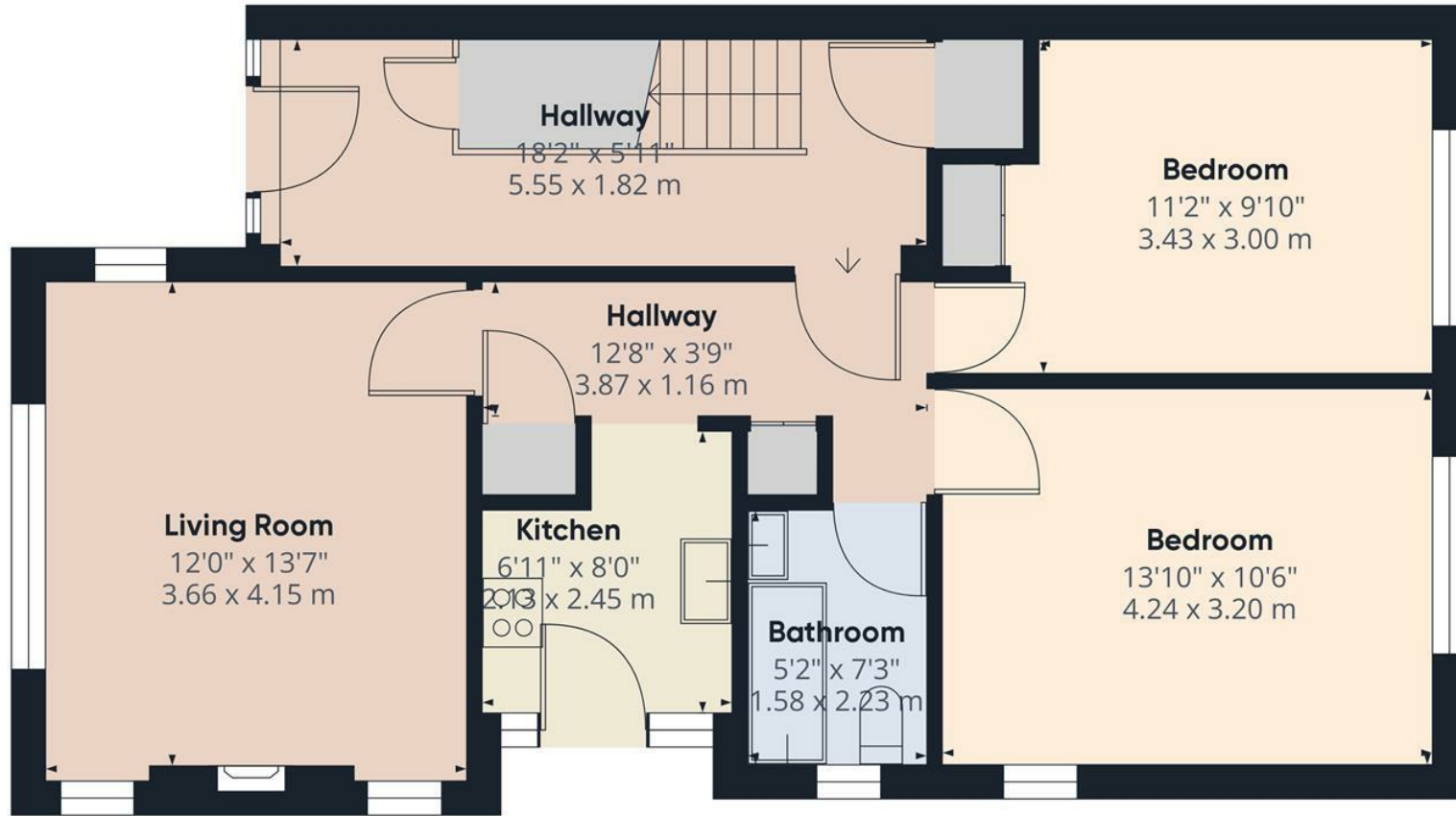
*This property comprises briefly; entrance hallway providing access into the bright and airy, front facing lounge with feature fireplace. There is a fitted kitchen with a range of hi-gloss, base and wall units plus ample worktop space and integrated appliances. The property offers two, good sized double bedrooms with one of the bedrooms offering fitted cabinetry, ideal for storage facilities. There is also a three piece family bathroom suite with overhead shower. Externally, the property boasts communal gardens to the front to be enjoyed, as well as a brick built garage and off-street parking*

*Being located on the North side of Scarborough the apartment offers excellent access to a wide range of amenities and attraction including local shops and mini markets, Peasholm Park, 'Alpamare' water park, Open air theater, proposed, North Cliff Golf course, proposed new cinema complex not to mention Scarborough's North Bay and the beach.*

*Viewing is essential to appreciate the space, position and feel that this fantastic property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!*

*\*\*We are informed that this property is Freehold, with a yearly maintenance charge of £675.00 for 2024. This property does not permit holiday lets, short hold assured lets are permitted and the current owner does have a pet but this would be subject to relevant legal checks\*\**





Approximate total area<sup>(1)</sup>  
711.17 ft<sup>2</sup>  
66.07 m<sup>2</sup>

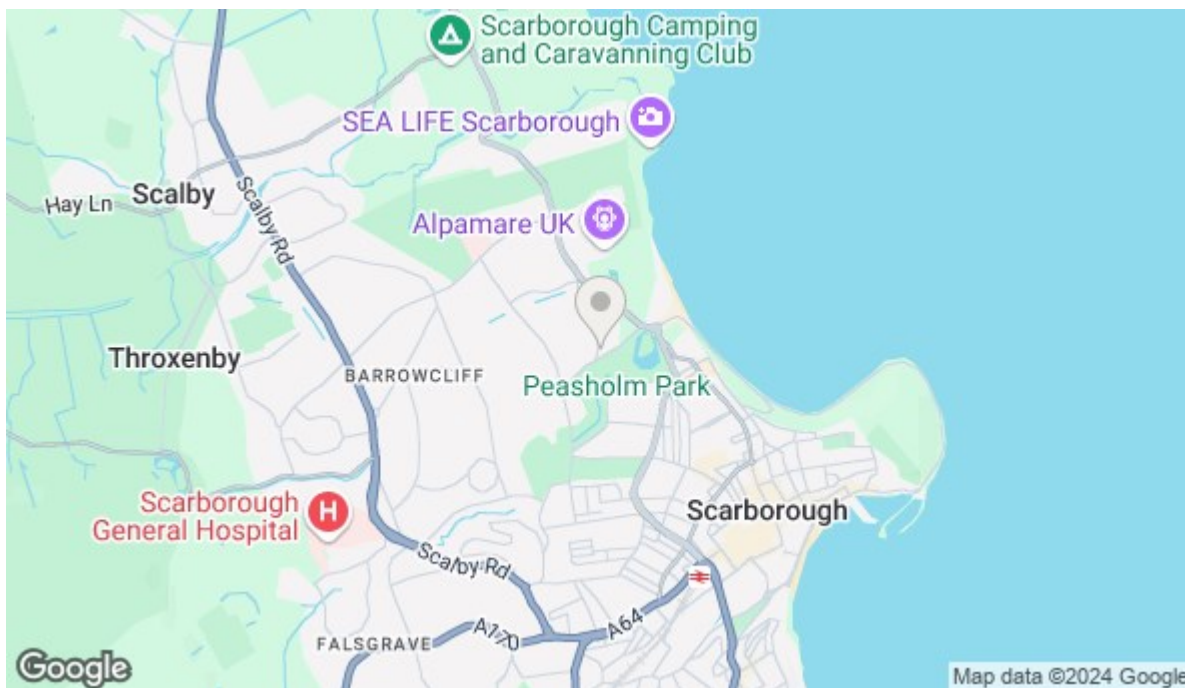
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>71</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Viewings**

Call the office to make an appointment today!

**01723 377707**



View our website here!

**Looking to Sell?**

Book a no obligation valuation today!

**01723 377707**