



Ground Floor Flat, 20 Friargate, Scarborough, YO11 1HS

Offers In The Region Of £80,000

- **GROUND FLOOR FLAT**
- **FITTED KITCHEN WITH A RANGE OF INTEGRATED APPLIANCES**
- **CENTRAL LOCATION WITHIN SCARBOROUGH'S 'OLD TOWN'**
- **APPEALING TO A HOST OF BUYERS**
- **THREE GOOD SIZED BEDROOMS**
- **THREE PIECE SHOWER SUITE**
- **WALKING DISTANCE TO THE BEACH AND TOWN CENTRE**
- **SPACIOUS FRONT FACING LOUNGE**
- **SMALL OUTDOOR AREA**
- **NO ONWARD CHAIN**

20 Friargate, Scarborough YO11 1HS

Andrew Cowen Estate Agents present to the market this **THREE BEDROOM, GROUND FLOOR FLAT** situated within the heart of **SCARBOROUGH'S 'OLD TOWN'** within walking distance to **THE BEACH** and **SCARBOROUGH TOWN CENTRE**. This property offers a **SPACIOUS, FRONT FACING LOUNGE, FITTED KITCHEN** and **SMALL OUTDOOR AREA**. Offered to the market **VACANT WITH NO CHAIN**, this property would appeal to a **HOST OF BUYERS**.



Council Tax Band: A



This property comprises in brief; entrance hallway providing access into a spacious, front facing lounge with feature fireplace and built in cabinetry. There is a fitted kitchen with the added benefit of integrated double oven, extractor fan and hob. There are three, good sized double bedrooms plus a three piece shower suite with stand alone cubicle. There is a small, outdoor area to the rear which would host an outdoor patio set.

This property is located within Scarborough's Old Town and is situated amongst a wealth of amenities and attractions including Scarborough Indoor Market Hall, local shops, a choice of popular eating and drinking establishments, not to mention Scarborough's South Bay Beach and Scarborough Town Centre.

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



Looking to Sell?

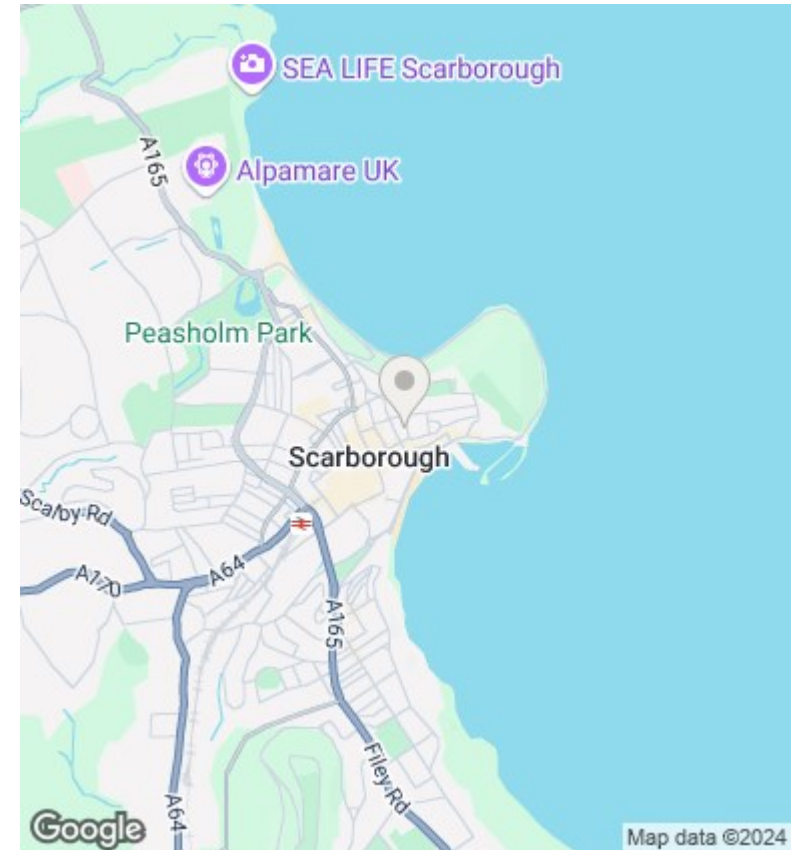
Book a no obligation valuation today!

01723 377707

Viewings

Viewings by arrangement only.
Call 01723 377707 to make an appointment.

Council Tax Band **A**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		EU Directive 2002/91/EC 