



## *Flat 5, 31 Settrington Road, Scarborough, YO12 5DL*

*Asking Price £80,000*

- *GROUND FLOOR APARTMENT*
- *GOOD SIZED LOUNGE*
- *COMMUNAL SITTING AREA*
- *IDEAL FIRST TIME BUY OR INVESTMENT*
- *ONE BEDROOM*
- *WET ROOM*
- *LEASEHOLD*
- *FITTED KITCHEN*
- *INTEGRATED BRICK BUILT GARAGE*
- *POPULAR NORTH SIDE LOCATION CLOSE TO SCARBOROUGH HOSPITAL*

## *31 Settrington Road, Scarborough YO12 5DL*

*Andrew Cowen Estate Agent welcome to the market this ONE BEDROOM, GROUND FLOOR APARTMENT situated within a DESIRABLE AREA TO THE NORTH SIDE OF SCARBOROUGH, within walking distance to SCARBOROUGH HOSPITAL. This property boasts a BRICK BUILT GARAGE providing OFF STREET PARKING and a COMMUNAL SITTING AREA, making this property APPEALING TO A HOST OF BUYERS.*



Council Tax Band: A

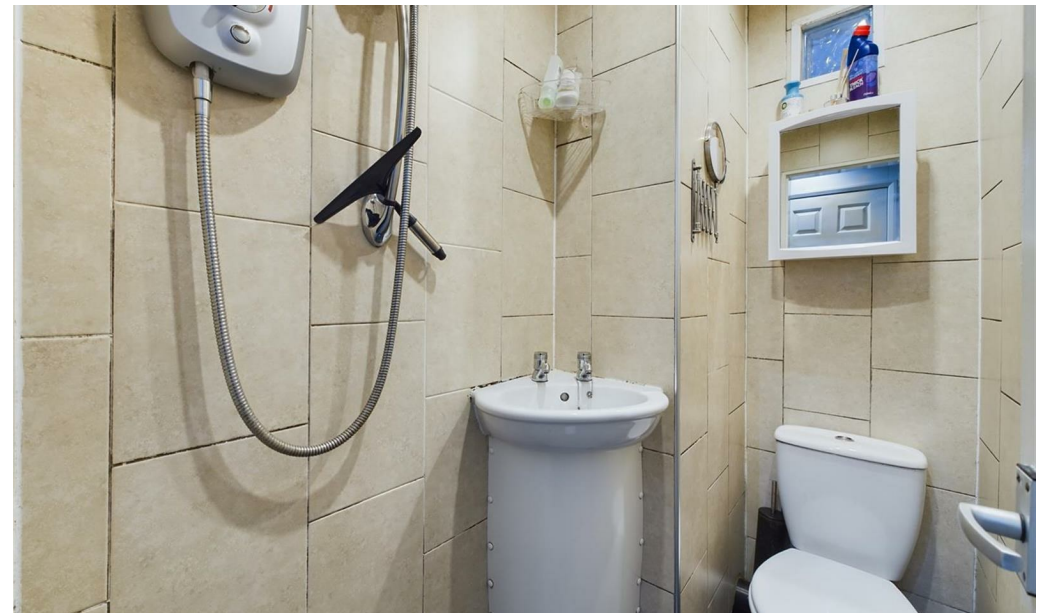


*This accommodation comprises in brief; entrance hallway providing access into the good sized lounge, plus a fitted kitchen offering a range of base and wall units as well as ample worktop space and under counter lighting. There is also a double bedroom and a wet room. Externally, the property boasts an integral, brick built garage providing off street parking, plus a communal sitting area.*

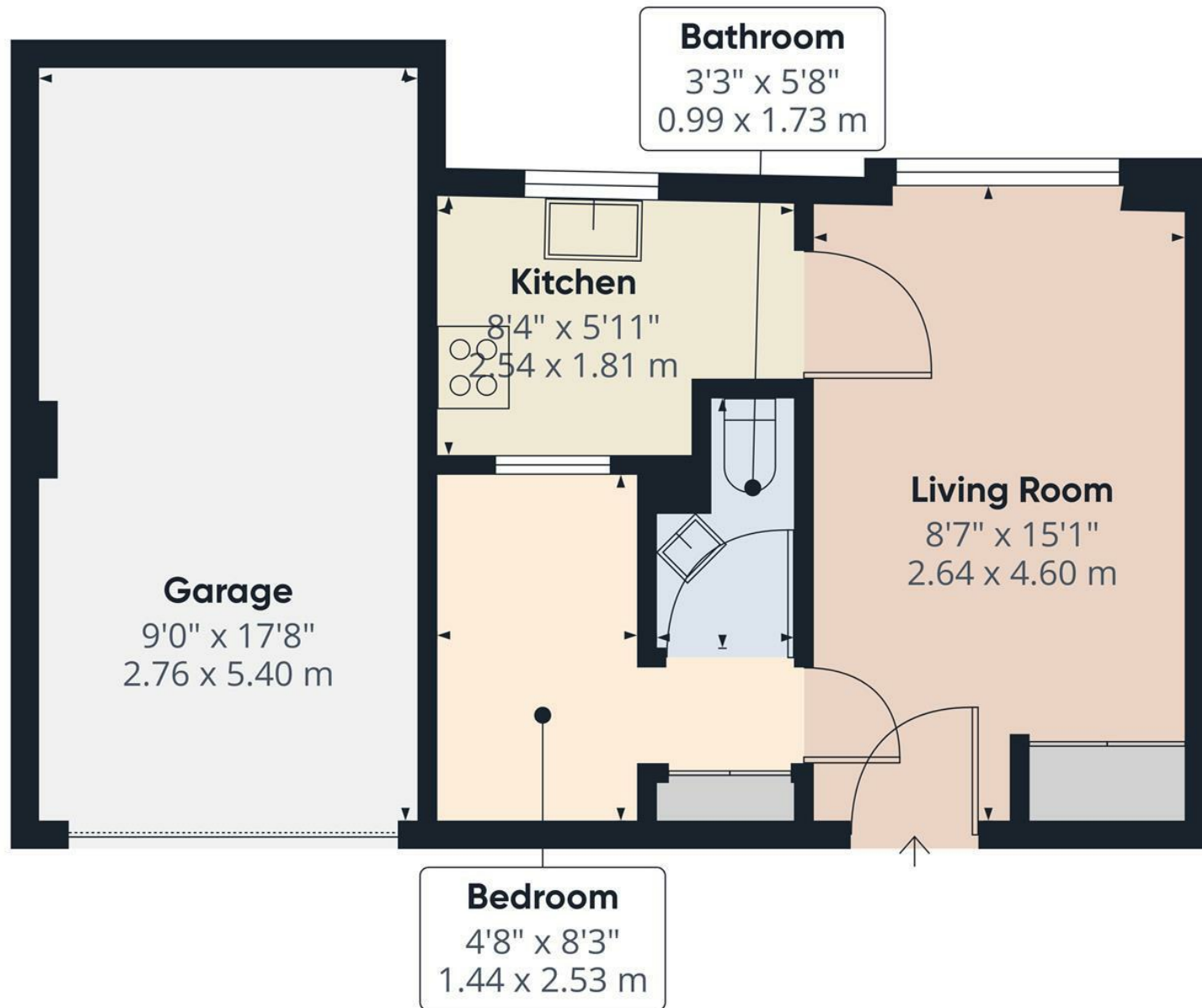
*The property is well located on Settrington Road, within the ever popular North side of Scarborough and affords excellent access to a range of amenities including local shops, eateries, Scarborough Hospital and is within the catchment area for a range of popular schools and Scarborough Sixth Form College, making this an ideal purchase for a number of buyers.*

*\*\*\*\*We are informed that this property is Leasehold with 75 years remaining, with a ground rent of £57 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\*\**

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







Approximate total area<sup>(1)</sup>  
408.71 ft<sup>2</sup>  
37.97 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



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**Viewings**  
 Call the office to make an appointment today!  
**01723 377707**



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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>74</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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	