



## Flat 5, Whisperdale Manor Weydale Avenue, Scarborough, YO12 6AN

Guide Price £157,500

- PURPOSE BUILT TWO BEDROOM FLAT
- INTEGRATED APPLIANCES
- SOUGHT AFTER NORTHSIDE LOCATION
- UPVC DOUBLE GLAZING
- PRIVATE ENCLOSED BALCONY
- CLOSE TO LOCAL AMENITIES
- GAS CENTRAL HEATING
- SEPARATE GARAGE
- FREEHOLD



## Flat 5, Whisperdale Manor Weydale Avenue, Scarborough YO12 6AN

**Andrew Cowen Estate Agent welcomes to the market this, PURPOSE BUILT TWO BEDROOM SECOND FLOOR FLAT with ENCLOSED PRIVATE BALCONY situated in the POPULAR NORTH SIDE of SCARBOROUGH, close to a HOST OF LOCAL AMENITIES and within walking distance to the NORTH BAY BEACH. In addition this property comes with a SEPARATE GARAGE. AN IDEAL PURCHASE for a HOST OF BUYERS,**



Council Tax Band: C



**This property comprises; entrance hallway providing access to two, good sized double bedrooms, each benefiting from a built-in wardrobe, supplying plenty of storage facilities, a three piece bathroom suite with overhead shower. There is a fitted kitchen with a range of wall and base units with integrated oven, gas hob, extractor, washing machine and fridge and plenty of worktop space. Externally, the property offers a separate garage for the car or extra storage space.**

**Situated in the popular North side of Scarborough with a wealth of local amenities and attractions within walking distance including Peasholm Park, The Alpamare Water Park and The Open Air Theatre. With award winning beaches, transport links and Scarborough town centre all in close proximity, this property would suit a host of buyers.**

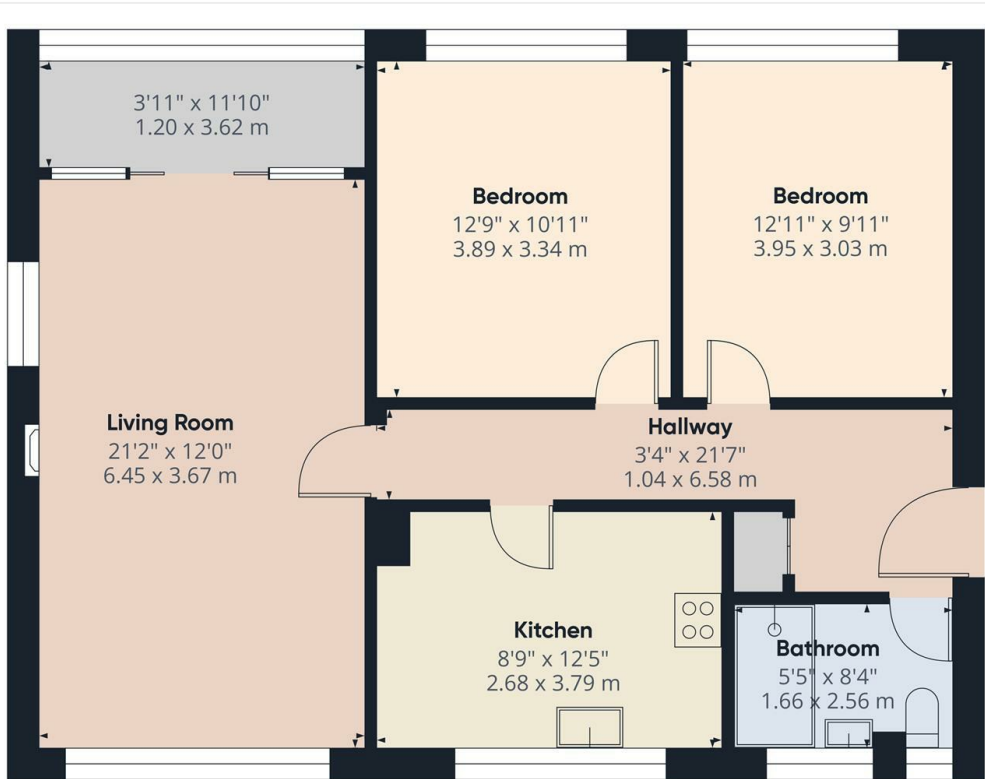
**Maintenance charge for 2025 £761.89 per annum**

**\*All matters of tenure are subject to verification and clarification of solicitors in a contract of sale. \***

**GREAT OPPORTUNITY - Call one of our friendly sales team today on 01723 377707**





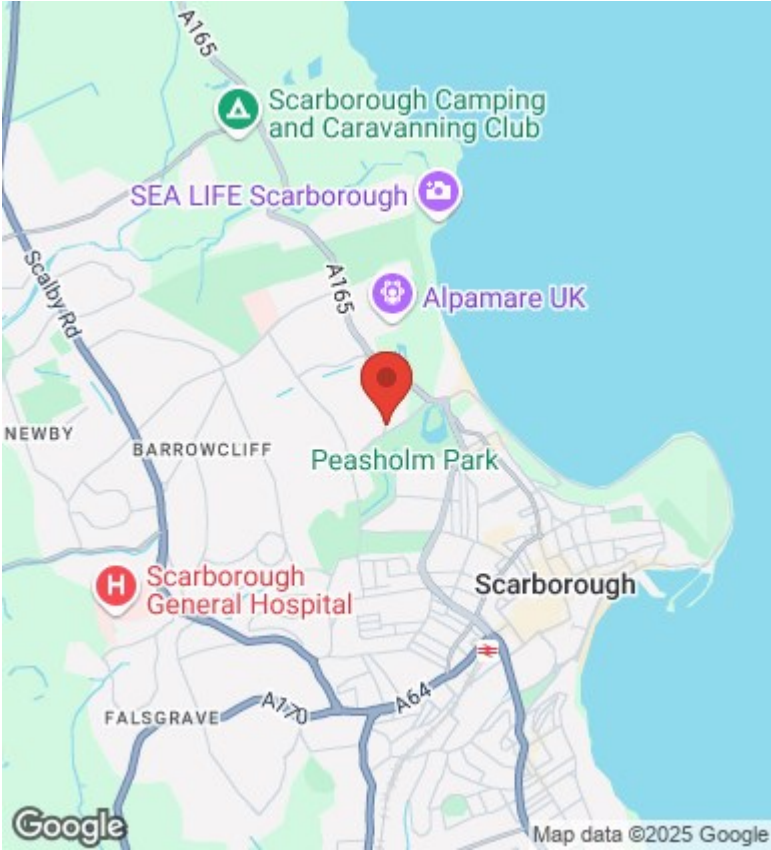


Approximate total area<sup>(1)</sup>  
830.87 ft<sup>2</sup>  
77.19 m<sup>2</sup>

(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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**01723 377707**



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