



54 Green Howards Drive, Scarborough, YO12 6PE

Offers Over £180,000

- *SECOND FLOOR APARTMENT*
- *PRIVATE GARAGE*
- *SITUATED WITHIN WALKING DISTANCE TO THE NORTH BAY BEACH*
- *TWO DOUBLE BEDROOMS*
- *DESIGNATED PARKING SPACE*
- *CLOSE TO A NUMBER OF LOCAL AMENITIES*
- *SWEEPING SEA AND CASTLE VIEWS*
- *MODERN, PURPOSE BUILT BLOCK*
- *APPEALING TO A HOST OF BUYERS, INCLUDING THOSE LOOKING TO ESCAPE TO THE SEASIDE*

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Andrew Cowen Estate Agents proudly present to the market this TWO BEDROOM, SECOND FLOOR APARTMENT within a PURPOSE BUILT, MODERN APARTMENT BLOCK situated close to SCARBOROUGH'S NORTH BAY BEACH. This apartment boasts FANTASTIC SEA AND CASTLE VIEWS from the LOUNGE, plus DESIGNATED PARKING SPACE and PRIVATE GARAGE. This property would suit a HOST OF BUYERS, particularly those looking to ESCAPE TO THE SEASIDE.



Council Tax Band: C



This property comprises in brief; entrance hallway providing access into the spacious, front facing lounge/dining room which allows plenty of natural light to flood through, offering sweeping views across Scarborough's North Bay and Scarborough Castle. There is a fitted kitchen with a range of fitted base and wall units, providing plenty of storage facilities. There are two, good sized double bedrooms offering fantastic views, as well as a four piece family bathroom suite with free standing shower cubicle.

Externally the property features well maintained communal gardens, plus a private garage and designated parking space, providing off-street parking.

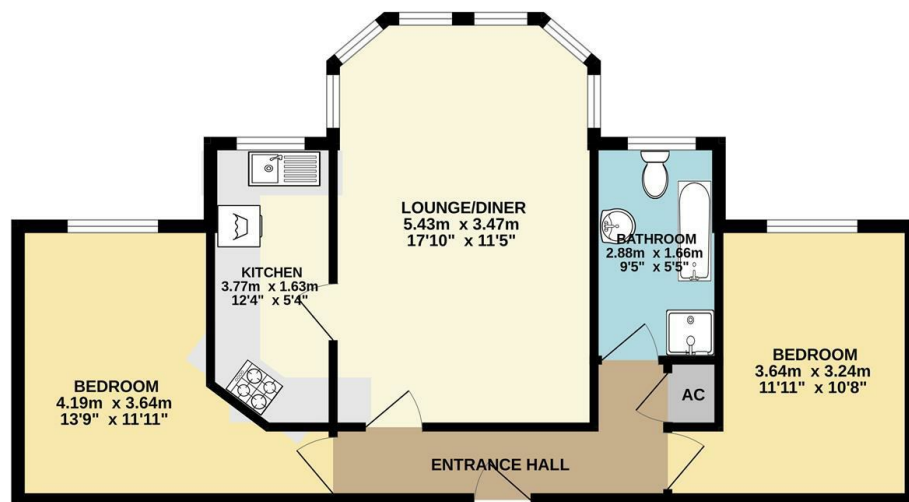
Green Howards Drive is well located on Scarborough's sought after North side of Scarborough and has a variety of amenities at hand including local eateries, shops, Scarborough's Open Air Theatre and much more. Great walks can be taken nearby at Scalby Mills, Scarborough's North Bay beach and a little further afar, the Cleveland Way.

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 Leasehold with 976 years remaining - we are also informed that no holiday lets are permitted, pets are permitted and residential lets are acceptable



GROUND FLOOR
56.0 sq.m. (603 sq.ft.) approx.

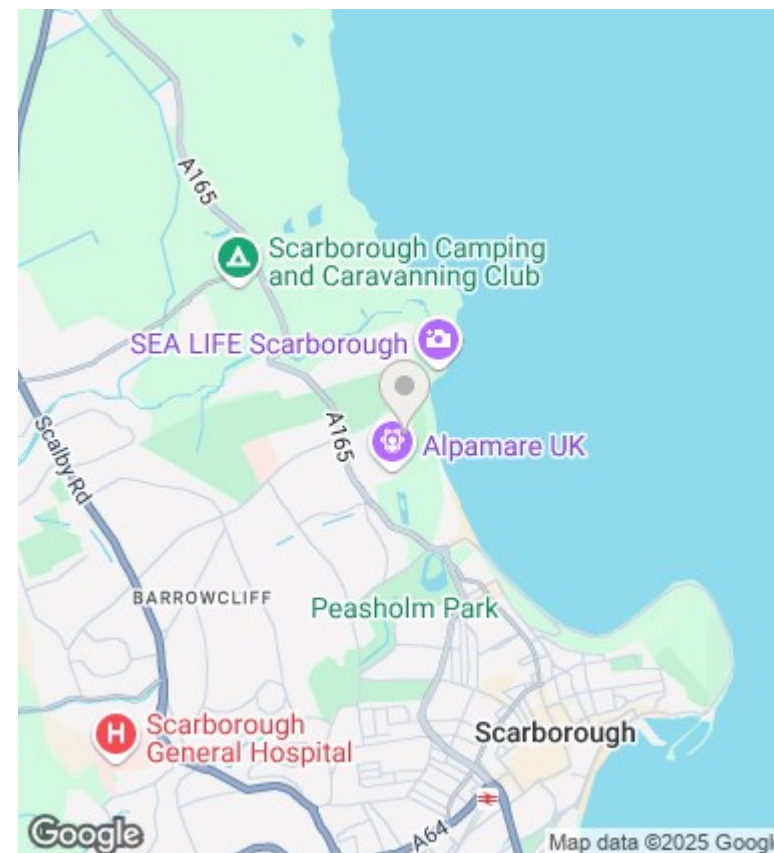


TOTAL FLOOR AREA: 56.0 sq.m. (603 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix C0224

Viewings

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

Council Tax Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 