



## Ground Floor Flat, 26. Grosvenor Crescent, Scarborough, YO11 2LJ

Offers In The Region Of £175,000

- FULLY REFURBISHED TO A HIGH SPEC
- SOUTHSIDE LOCATION
- PERIOD FEATURES RETAINED
- REAR YARD
- GROUND FLOOR APARTMENT
- MODERN OPEN PLAN KITCHEN/LOUNGE/DINING
- FULLY REWIRED
- SPACIOUS TWO DOUBLE BEDROOMS
- COMPLETE NEW GAS CENTRAL HEATING SYSTEM
- NEW CARPETS

## 26. Grosvenor Crescent, Scarborough YO11 2LJ

**Andrew Cowen Estate Agents are proud to bring to the market this OUTSTANDING FULLY REFURBISHED TWO BEDROOM, GROUND FLOOR APARTMENT situated on the SOUTH SIDE of SCARBOROUGH. This property boasts a LARGE FRONT FACING BAY WINDOW, OPEN PLAN MODERN KITCHEN/LOUNGE/DINING AREA and THREE-PIECE FAMILY BATHROOM. WITH NO ONWARD CHAIN this property would benefit a HOST OF BUYERS, including FIRST TIME BUYERS and INVESTORS.**



Council Tax Band: A



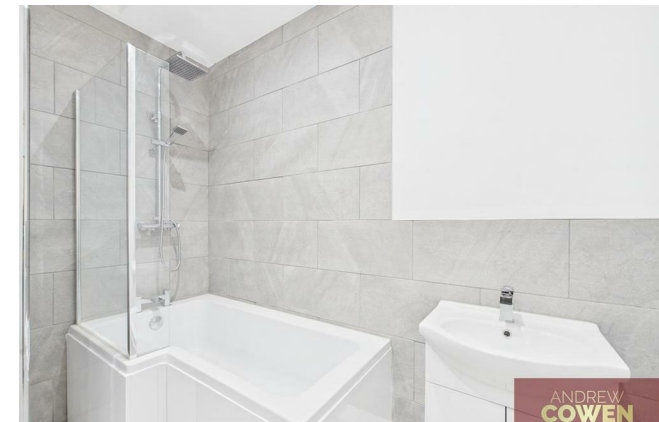
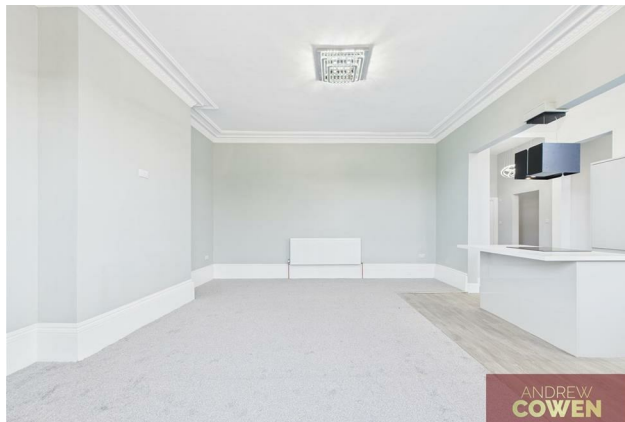


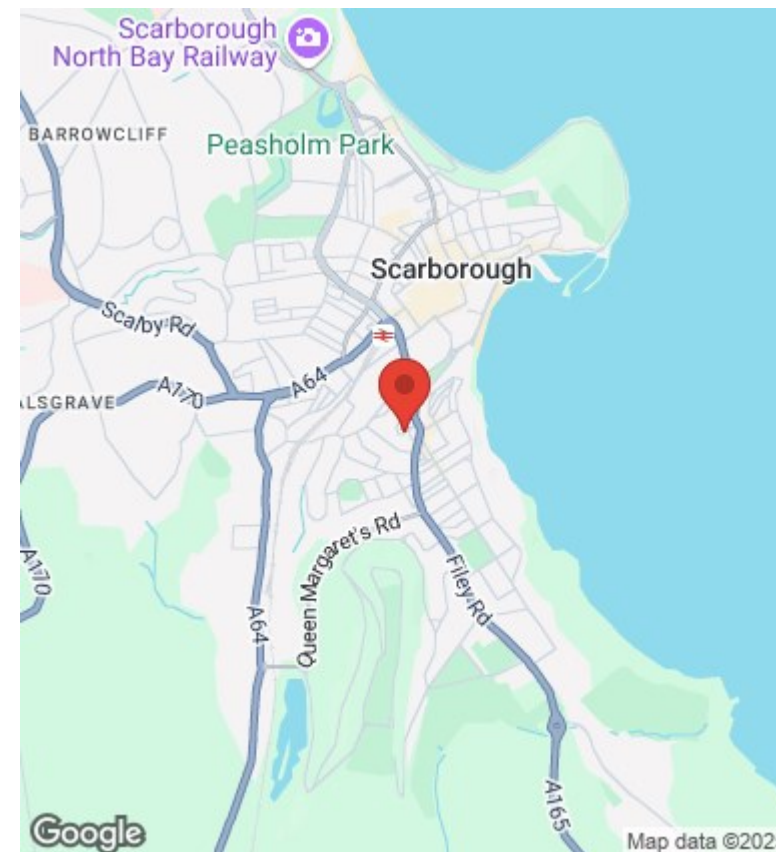
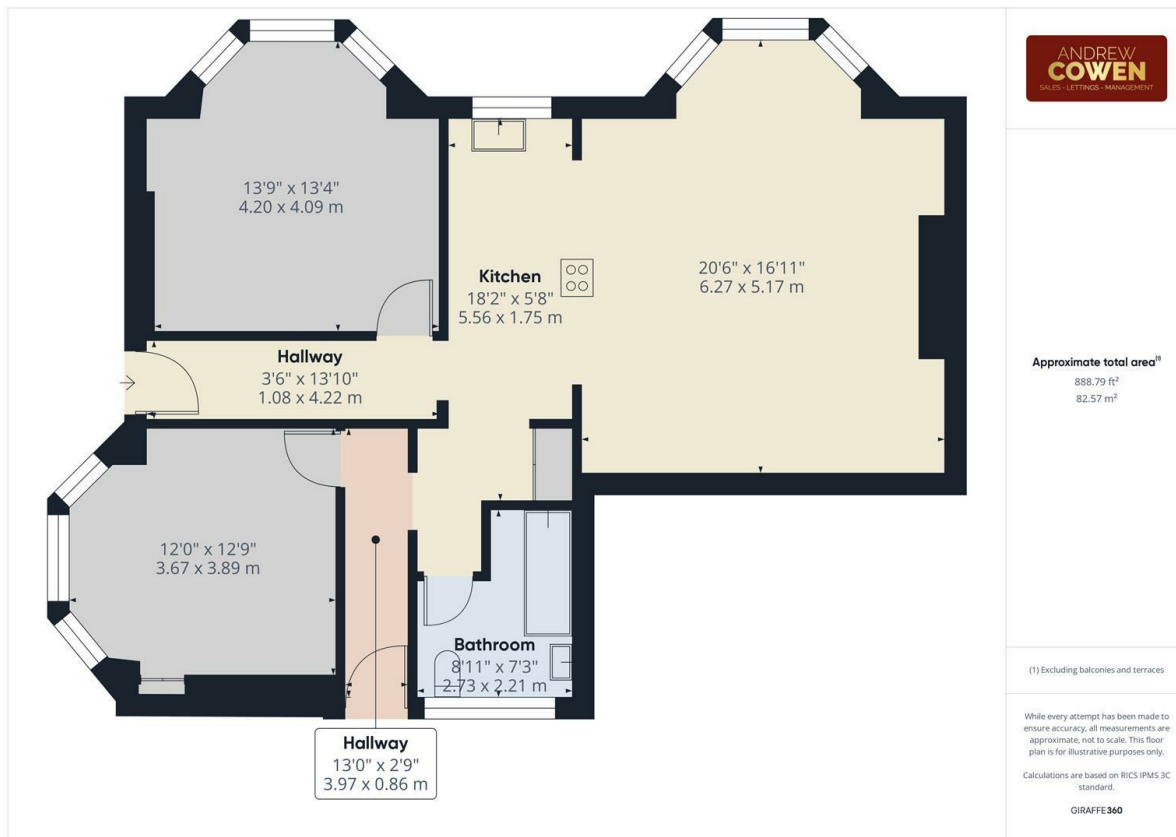
The accommodation **HAS BEEN REFURBISHED TO A HIGH STANDARD** and briefly comprises; entrance hall leading to two good sized double bedrooms, both with large bay windows. An open plan modern kitchen/lounge/dining area with a front facing bay window allowing plenty of natural light to flood through. The kitchen is a new modern, hi-gloss fitted kitchen with a range of hi-spec wall and base units and an island/breakfast bar with integrated appliances. A new three-piece family bathroom suite and new carpets. Brand new gas central heating system including pipework and completely rewired. An added bonus to the property is the outdoor area to relax in. Whilst this property has been fully refurbished it has maintained some of the original features to include the deep skirting boards and the ornate ceiling cornice.

The property is located within proximity to **SCARBOROUGH'S SOUTH BAY BEACH** and the **ESPLANADE**. A much sought after area within Scarborough where a wealth of amenities are at hand to include, eateries, a Post Office, local shops, chemists and more.

**HOLIDAY LETS PERMITTED.**

**THIS IS DEFINITELY ONE NOT TO BE MISSED**, viewing is essential to appreciate the space, position and feel that this apartment 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**



**SCAN ME**

#### 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>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	