



Flat 2 3 Toller gate, Scarborough, YO11 1RR

Offers Over £90,000

- STUDIO APARTMENT
- GAS CENTRAL HEATING
- FREEHOLD
- POPULAR OLD TOWN LOCATION
- CLOSE TO LOCAL AMENITIES
- THREE-PIECE SHOWER ROOM
- WALKING DISTANCE TO SOUTH BAY BEACH

Flat 2 3 Tollergate, Scarborough YO11 1RR

Andrew Cowen Estate Agents are pleased to bring to market this DELIGHTFUL STUDIO FLAT located in the popular 'Old Town' district of Scarborough. CLOSE TO LOCAL AMENITIES AND SOUTH BAY BEACH, has GAS CENTRAL HEATING and REAR YARD. This property would appeal to a NUMBER OF BUYERS, including those looking for a SEASIDE BOLT HOLE to enjoy all that Scarborough has to offer.



Council Tax Band: A



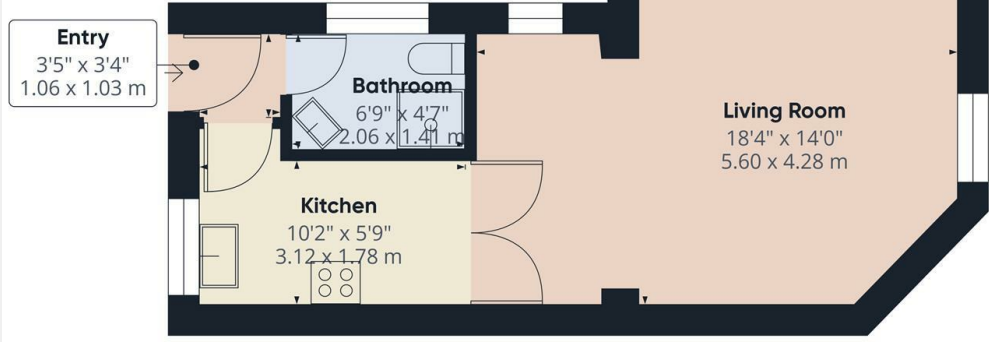
This property briefly comprises, entrance, three-piece shower room, kitchen with a range of wall and base units with integrated oven, hob and extractor, leading through to the main room, currently used as lounge/dining area. **There is a loft space that has been used as a sleeping area. **

Located in the Old Town district of Scarborough between both North and South Bays, this property offers easy access to a wealth of amenities and attractions including Scarborough Town Centre, South Bay Promenade, Scarborough Castle and surrounding areas all within close proximity, creating an ideal opportunity to live in or to use as a holiday home/rental.

Don't miss the opportunity to be part of the 'Old Town' with a cobble stone street, call today to arrange a viewing 01723 377707.



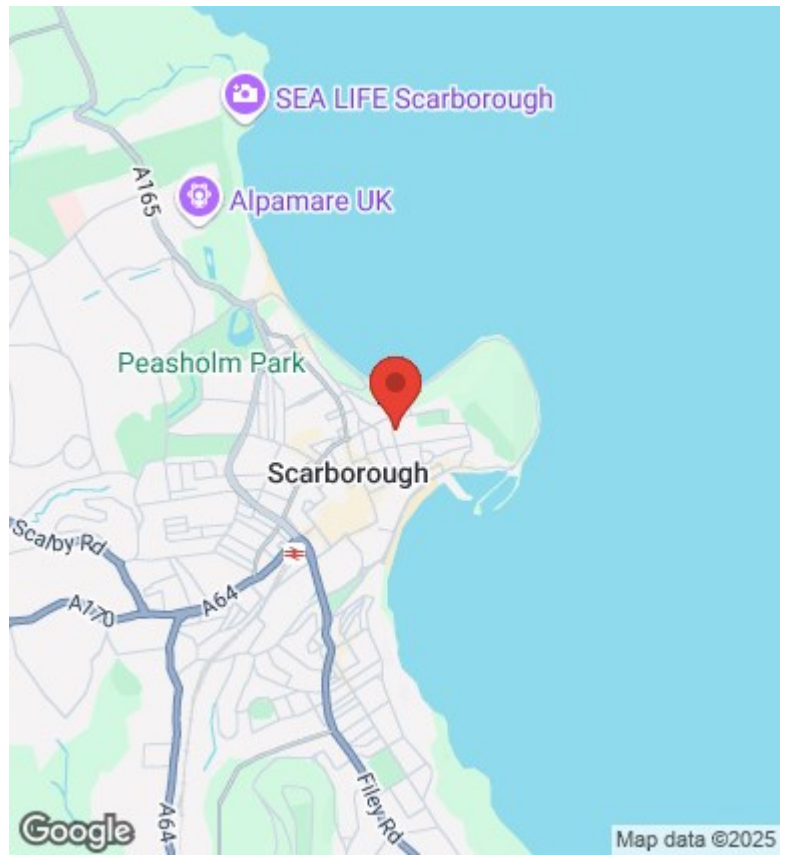
****There is a loft space that has been used as a sleeping area****



Approximate total area**
338 ft²
31.4 m²

(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



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		
	62	69
England & Wales		EU Directive 2002/91/EC