



Flat 3 Highdale Road, Scarborough, YO12 6LL

Guide Price £170,000

- SPACIOUS GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- PRIVATE FRONT GARDEN
- GAS CENTRAL HEATING
- SOUGHT AFTER NORTHSIDE LOCATION
- CLOSE TO LOCAL AMENITIES
- LARGE GARAGE
- UPVC DOUBLE GLAZING
- MODERN FITTED KITCHEN

Flat 3 Highdale Road, Scarborough YO12 6LL

Andrew Cowen Estate Agents are delighted to welcome to the market this SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT with LARGE GARAGE AND PRIVATE FRONT GARDEN. It benefits from GAS CENTRAL HEATING and UPVC DOUBLE GLAZING and located within the DESIRABLE NORTH SIDE area of Scarborough. This property would suit a host of buyers, including first time buyers, small families or those simply looking to downsize.



Council Tax Band: B

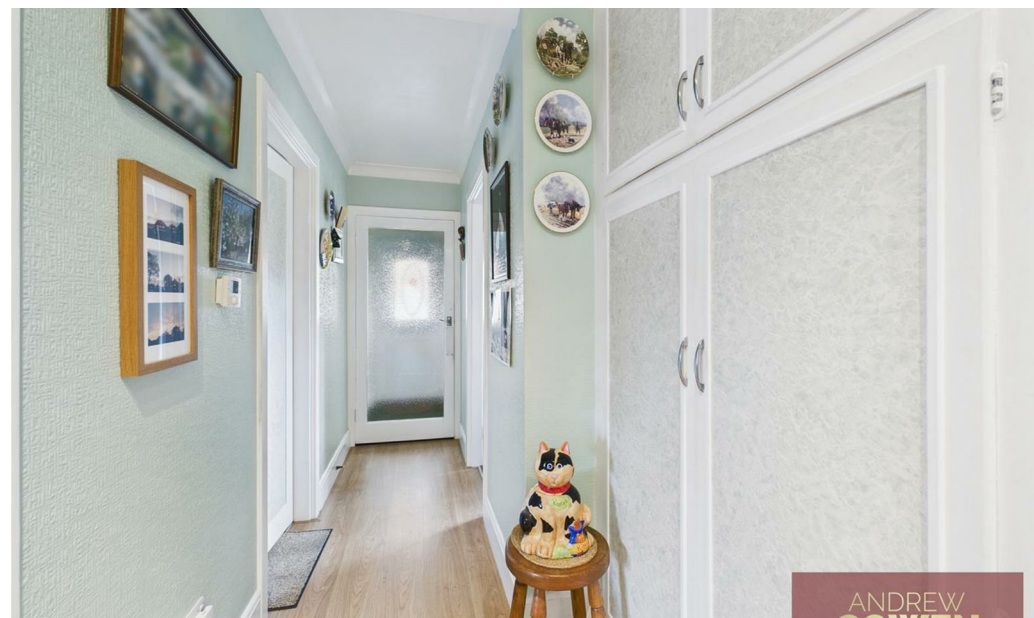


This property briefly comprises, entrance hallway, leading to a modern fitted kitchen with a range of wall and base units, integrated oven and hob and the added bonus of a breakfast area, a spacious living room with plenty of natural light flooding in, two double bedrooms with built in storage/wardrobes, a family two piece shower room with fitted furniture and a separate WC. The bedrooms and kitchen have recently had new radiators installed.

Externally, the property benefits from a large garage with electric door, has power and water and space for a separate laundry. To the front of the property lies your own private garden, perfect for relaxing.

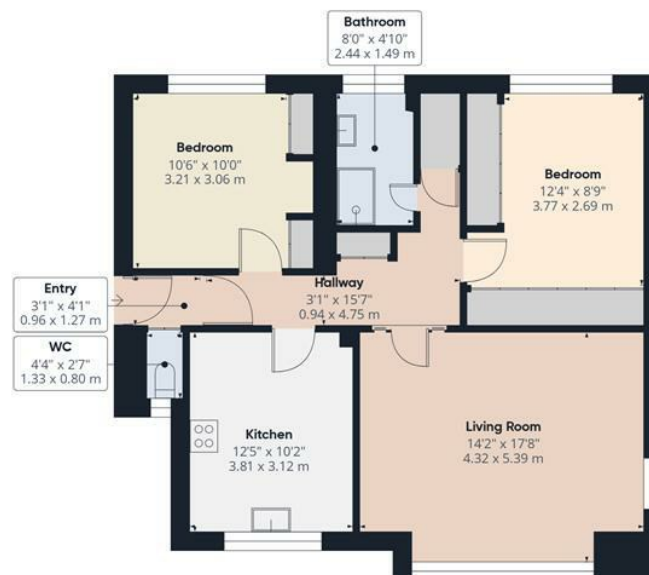
Being located within the SOUGHT AFTER NORTHSIDE LOCATION, the property affords excellent access to a wide range of amenities and attractions including local shops, mini market, The Open Air Theatre, 'Alpamare' water park, proposed new multiplex cinema, Scarborough's North Bay and the beach not to mention a choice of popular eating and drinking establishments.

Don't miss the opportunity to make this wonderful property your own. Call one of our friendly sales team on 01723 377707





Floor 0



Floor 1

Approximate total area⁽¹⁾

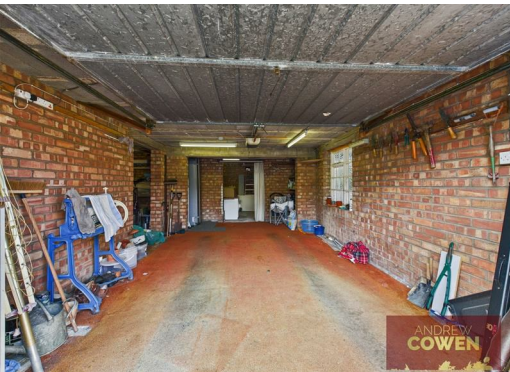
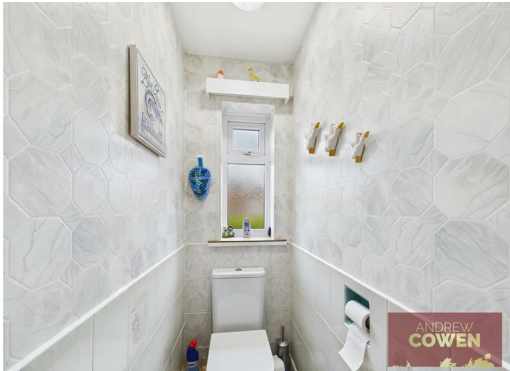
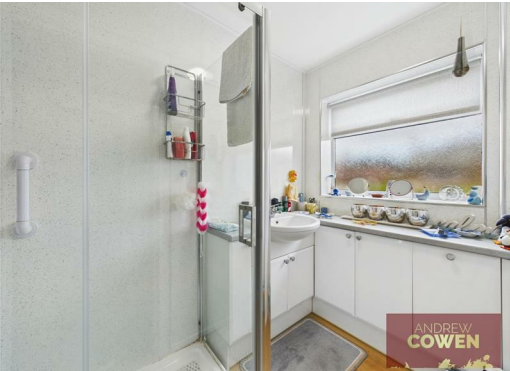
1207 ft²

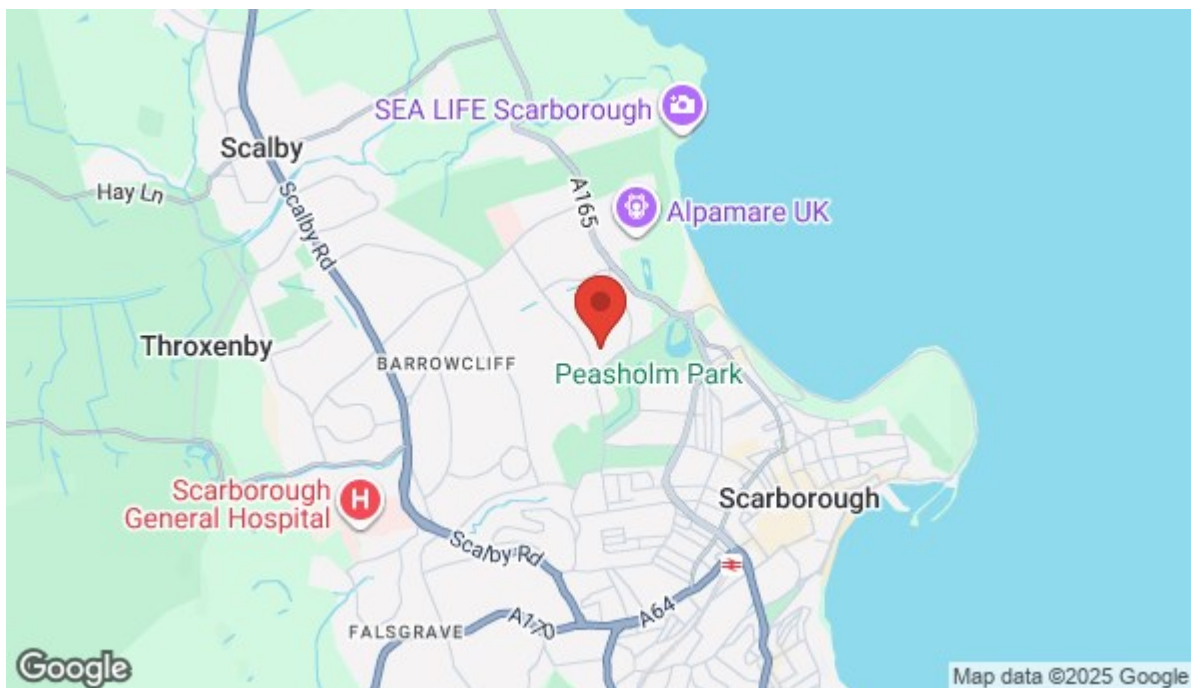
112.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Viewings

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