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For over 30 years

99 Cross Lane, Scarborough

Guide Price £100,000



99 Cross Lane

Scarborough, Scarborough

- TWO BEDROOM FIRST FLOOR APARTMENT
- POPULAR NEWBY LOCATION WITH ACCESS TO AMPLE TRANSPORT LINKS & AMENITIES
- NO ONWARD CHAIN
- ALLOCATED PARKING & VISITOR PARKING
- COMMUNAL GARDENS

We are delighted to present this spacious two bedroom first floor apartment, ideally situated in the ever-popular Newby area, renowned for its excellent transport links and easy access to a wealth of local amenities.

Offered to the market with no onward chain, this appealing property provides an excellent opportunity for first-time buyers, investors or those seeking a home to personalise and modernise to their own taste. The well-proportioned accommodation comprises a welcoming entrance hall with external and internal store rooms, a generous lounge with ample natural light, and a fitted kitchen offering plenty of storage and workspace. Both bedrooms are well proportioned, with the larger providing ample space for relaxation. The bathroom is of good size and presents scope for updating to create a stylish contemporary suite.

Additional features include allocated parking for residents, visitor parking for guests (ensuring convenience for family and friends), and access to communal gardens. The property's prime location places it within close proximity to popular schools, shops, and leisure facilities, making it an ideal base for a variety of lifestyles.

Early viewing is highly recommended to fully appreciate the potential and superb setting of this fantastic apartment.

Council Tax band: B

Tenure: Freehold



ACCOMMODATION

FIRST FLOOR

Lounge/Diner

10' 10" x 14' 5" (3.30m x 4.40m)

Kitchen

11' 10" x 8' 6" (3.60m x 2.60m)

Bedroom 1

10' 10" x 11' 2" (3.30m x 3.40m)

Bedroom 2

8' 6" x 7' 3" (2.60m x 2.20m)

Bathroom

8' 6" x 4' 11" (2.60m x 1.50m)

Externally

To the front of the property lies an allocated parking space for one vehicle and an external store. To the side and rear of the property you will find communal gardens which are maintained within the maintenance agreement. Visitor parking is also available on-site on a first come first served basis.

Tenure/Maintenance

We have been informed by the vendor that the property is freehold and has a maintenance agreement in place of which the new owners would contribute roughly £870pa. We are not aware of any restrictions however any potential buyer should make their own enquires in regards to this.

HMRC DISCLAIMER

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

Details Prepared

AB300326



FIRST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 591 sq.ft. (54.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Interested?

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19 St. Thomas Street, Scarborough YO11 1DY



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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132