



## 40 The Glade, Scarborough, YO11 2ST

Guide Price £130,000

- First floor apartment with balcony
- Quiet residential setting
- Ideal for first-time buyers, downsizers, or investors
- Garage in nearby block
- Two well-proportioned bedrooms
- Excellent scope for modernisation
- Impressive dual-aspect lounge/dining room with excellent natural light

## 40 The Glade, Scarborough YO11 2ST

A well-proportioned two-bedroom first floor apartment with garage and far-reaching views, offering spacious and versatile accommodation. The property features an impressive dual-aspect lounge/dining room with private balcony, a fitted kitchen, two good-sized bedrooms, and a generous bathroom. Further benefits include communal grounds, residents' parking, and a garage in a nearby block. Requiring some modernisation, this property presents an excellent opportunity for buyers to update and personalise, making it ideal for first-time buyers, downsizers, or investors.



Council Tax Band: B



A spacious two-bedroom first floor apartment with garage and far-reaching views

This well-proportioned two-bedroom first floor apartment offers generous living accommodation and is ideally suited to a range of buyers including downsizers, first-time purchasers, or those seeking a well-located investment.

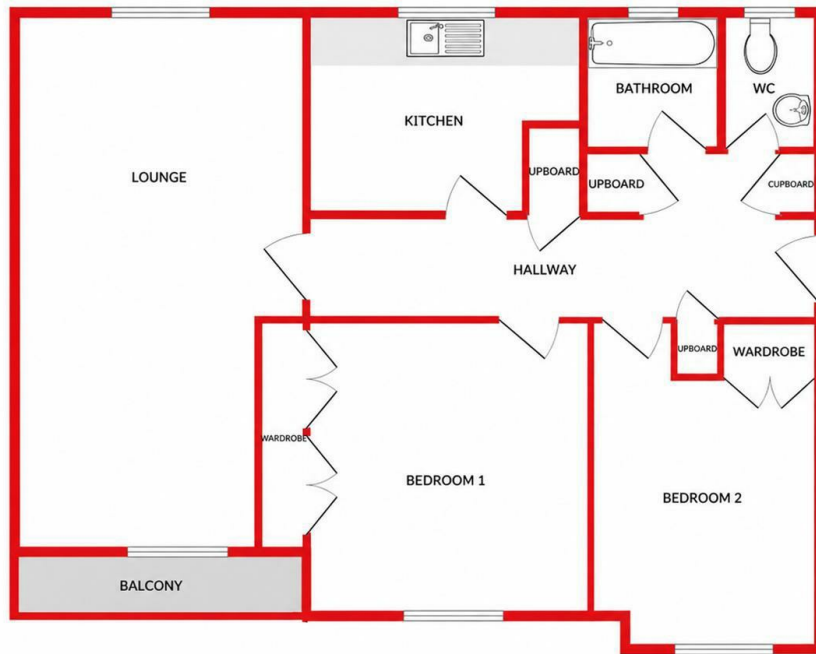
The property is accessed via a central hallway which provides a practical layout and access to all principal rooms. The standout feature is the impressive dual-aspect lounge/dining room, offering excellent space for both relaxation and entertaining, and benefitting from large windows that flood the room with natural light and enjoy attractive elevated views. A private balcony extends from the living space, providing a pleasant spot to sit and enjoy the outlook.

The kitchen is well-sized and functional, with a range of fitted units and space for appliances, again enjoying open views. There are two good-sized bedrooms, including a generous principal bedroom with built-in storage, and a second bedroom which would also make an ideal guest room or home office. The accommodation is completed by a spacious bathroom.

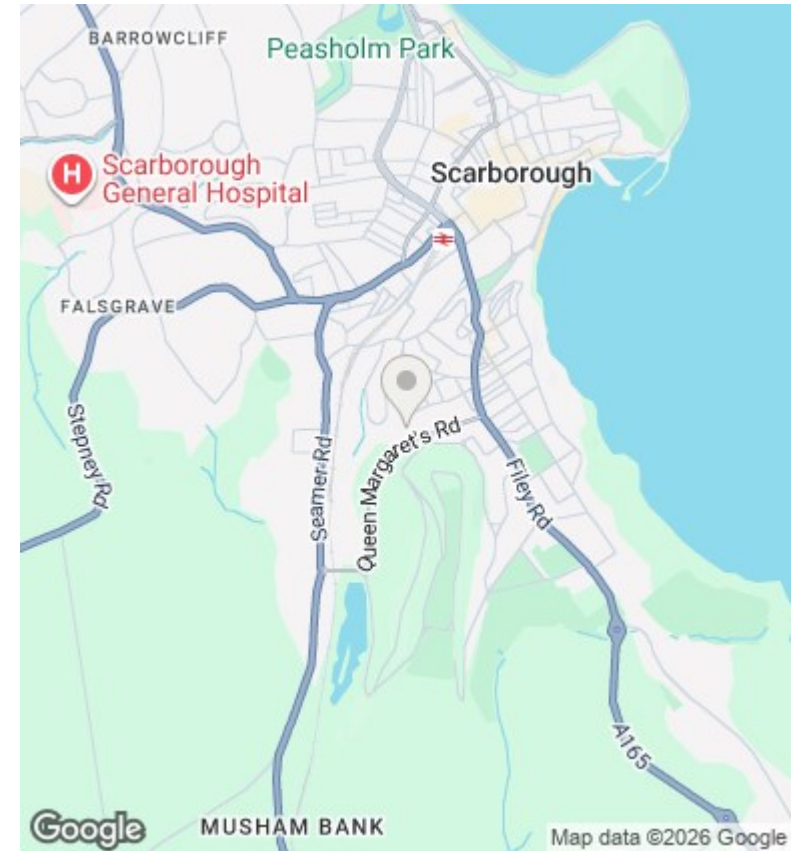
Externally, the property benefits from a garage located within a nearby block, as well as access to communal grounds and residents' parking.

While the property would benefit from some modernisation, it offers excellent potential for buyers to update and personalise to their own taste, with well-balanced accommodation and a highly practical layout.





GROUND FLOOR APARTMENT



## Directions

## Viewings

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

## Council Tax Band

B

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