



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

2 Givendale Court Givendale Road, Scarborough

Guide Price £130,000



2 Givendale Court Givendale Road

Scarborough, Scarborough

- Nicely presented Freehold Ground floor apartment with own entrance
- Generous Lounge and modern kitchen
- Two bedrooms and bathroom
- Communal Gardens
- Gas heated and Double glazed
- Popular North side location, viewing highly recommended

We are delighted to present this nicely presented two-bedroom freehold ground floor apartment, offering its own private entrance in a sought-after North side location. The property boasts a generous lounge, providing a welcoming space for relaxation and entertaining, complemented by a modern kitchen that features contemporary fittings and ample storage. Both bedrooms are well-proportioned, offering comfortable accommodation. The apartment benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round. With access to communal gardens and situated in a popular area close to local amenities, this home is well-suited to first-time buyers, professionals, or those seeking a convenient single-level lifestyle. Viewing is highly recommended to fully appreciate all that this charming property has to offer.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





GROUND FLOOR:

Communal Entrance:

Built in store.

FLAT 2:

Entrance Hall:

UPVC external door, radiator, built in cupboards, telephone point, coved ceiling.

Lounge:

Dimensions: 14'4" x 14'1". UPVC double glazed window, side uPVC external door to outside, two radiators, marble style fireplace with fitted living flame gas fire, dado rail, coved ceiling.

Kitchen:

Dimensions: 7'6" x 6'7". Fitted base cupboards, circular stainless steel sink unit, Bosch two burner gas hob, built under gas oven, plumbing for automatic washing machine, built in shelved pantry cupboard with a uPVC double glazed window, fully tiled walls, uPVC double glazed external door.

Bedroom 1:

Dimensions: 11'5" x 11'0". UPVC double glazed window, radiator, wall mounted Halstead gas boiler, built in cupboards, coved ceiling.

Bedroom 2:

Dimensions: 10'1" x 7'5". UPVC double glazed window, radiator, coved ceiling.

Bathroom:

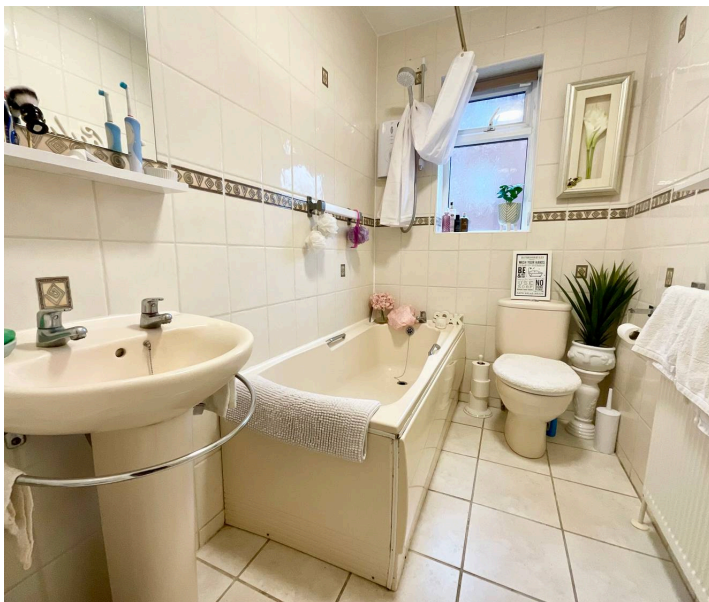
Panelled bath with Mira overbath shower, pedestal washbasin and low level WC. Fully tiled walls, uPVC double glazed window, radiator.

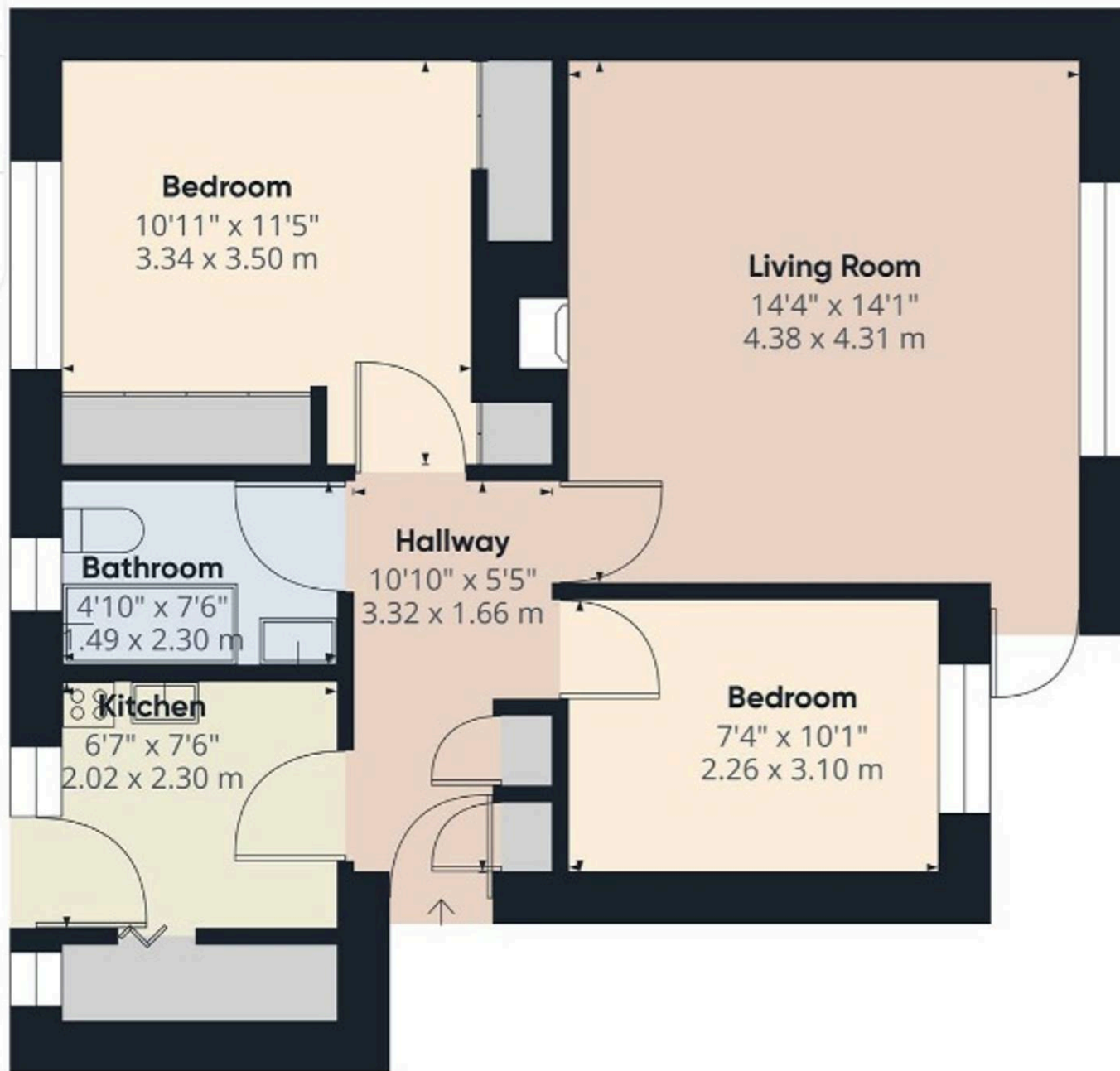
OUTSIDE:

Communal gardens. Brick built store.

Maintenance:

Administered by Nicholsons with a current basic annual payment of £510.00 payable in two instalments.





Interested?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



Sales, Lettings & Commercial

ESTATE AGENTS & CHARTERED SURVEYORS
19 St. Thomas Street, Scarborough YO11 1DY



rightmove Zoopla.co.uk PrimeLocation.com

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