





- WELL PRESENTED SIX BEDROOM LEASEHOLD MAISONETTE
- MODERN KITCHEN WITH ISLAND/BREAKFAST BAR
- SPACIOUS LOUNGE/DINER WITH BAY WINDOW
- CENTRAL LOCATION WITHIN SCARBOROUGH
- FAMILY BATHROOM WITH UTILITY
- ACCESS TO COMMUNAL GARDENS

We are delighted to present this well presented six bedroom leasehold maisonette, ideally positioned in a sought-after central location within Scarborough.

This impressive property offers generous and versatile accommodation, perfectly suited to larger families or those seeking ample living space. Upon entering, you are welcomed by a spacious lounge/diner featuring a charming bay window that floods the room with natural light, creating a warm and inviting atmosphere for both relaxing and entertaining. The modern kitchen is thoughtfully designed and boasts a stylish island with breakfast bar, providing an excellent space for casual dining and culinary creativity. Each of the six bedrooms offers comfortable proportions and flexibility, easily adapting to suit family living, working from home, or guest accommodation. The well-appointed family bathroom is complemented by a practical utility area, ensuring convenience for busy households.

With access to communal gardens and the benefit of being set in a vibrant neighbourhood, this maisonette combines contemporary living with every-day practicality. The central location provides easy access to Scarborough's array of shops, restaurants, and amenities, making this an exceptional opportunity for those seeking comfort and convenience. Early viewing is highly recommended to fully appreciate all this outstanding home has to offer.





FIRST FLOOR

Entrance Hall Dimensions: 1.04 x 0.88 (3'4" x 2'10" max).

Kitchen Dimensions: 4.04 x 4.05 (13'3" x 13'3" max).

Living Room/Diner Dimensions: 5.91 x 3.17 max (19'4" x 10'4").

Landing Dimensions: 3.10 x 1.58 max (10'2" x 5'2" max).

Bedroom 1 Dimensions: 2.72 x 4.46 max (8'11" x 14'7" max).

Bedroom 2 Dimensions: 3.33 x 3.92 max (10'11" x 12'10" max).

Bedroom 5 Dimensions: 2.07 x 3.72 max (6'9" x 12'2" max).

HALF FLOOR

Landing/Utility Dimensions: 1.73 x 1.95 max (5'8" x 6'4" max).

Bathroom Dimensions: 1.53 x 2.21 max (5'0" x 7'3" max).

SECOND FLOOR

Landing Dimensions: 1.92 x 2.30 max (6'3" x 7'6" max).

Bedroom 3 Dimensions: 3.49 x 3.93 max (11'5" x 12'10" max).

Bedroom 4 Dimensions: 2.91 x 3.70 max (9'6" x 12'1" max).

Bedroom 6 Dimensions: 1.90 x 2.63 max (6'2" x 8'7" max).

TENURE/MAINTENANCE - We have been informed by the vendor the property is leasehold with 103 years left and has a maintenance agreement of £340 per year and is carried out by Yorkshire Coast Homes and ground rent is £10 per year. We have been informed by the vendor that holiday lets are not permitted but residential letting and pets are allowed.

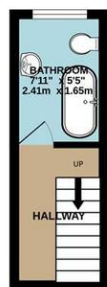
HMRC - If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office



ENTRANCE

2ND FLOOR

3RD FLOOR



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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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