



## *Ground Floor Flat, 20 Friargate, Scarborough, YO11 1HS*

*Guide Price £80,000*

- GROUND FLOOR FLAT
- THREE GOOD SIZED BEDROOMS
- SPACIOUS FRONT FACING LOUNGE
- FITTED KITCHEN WITH A RANGE OF INTEGRATED APPLIANCES
- THREE PIECE SHOWER SUITE
- SMALL OUTDOOR AREA
- CENTRAL LOCATION WITHIN SCARBOROUGH'S 'OLD TOWN'
- WALKING DISTANCE TO THE BEACH AND TOWN CENTRE
- NO ONWARD CHAIN
- APPEALING TO A HOST OF BUYERS



## 20 Friargate, Scarborough YO11 1HS

*Andrew Cowen Estate Agents present to the market this **THREE BEDROOM, GROUND FLOOR FLAT** situated within the heart of **SCARBOROUGH'S 'OLD TOWN'** within walking distance to **THE BEACH** and **SCARBOROUGH TOWN CENTRE**. This property offers a **SPACIOUS, FRONT FACING LOUNGE, FITTED KITCHEN** and **SMALL OUTDOOR AREA**. Offered to the market **VACANT WITH NO CHAIN**, this property would appeal to a **HOST OF BUYERS**.*



Council Tax Band: A



*This property comprises in brief; entrance hallway providing access into a spacious, front facing lounge with feature fireplace and built in cabinetry. There is a fitted kitchen with the added benefit of integrated double oven, extractor fan and hob. There are three, good sized double bedrooms plus a three piece shower suite with stand alone cubicle. There is a small, outdoor area to the rear which would host an outdoor patio set.*

*This property is located within Scarborough's Old Town and is situated amongst a wealth of amenities and attractions including Scarborough Indoor Market Hall, local shops, a choice of popular eating and drinking establishments, not to mention Scarborough's South Bay Beach and Scarborough Town Centre.*

*Viewing is essential to appreciate the space and position that this property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!*





## Looking to Sell?

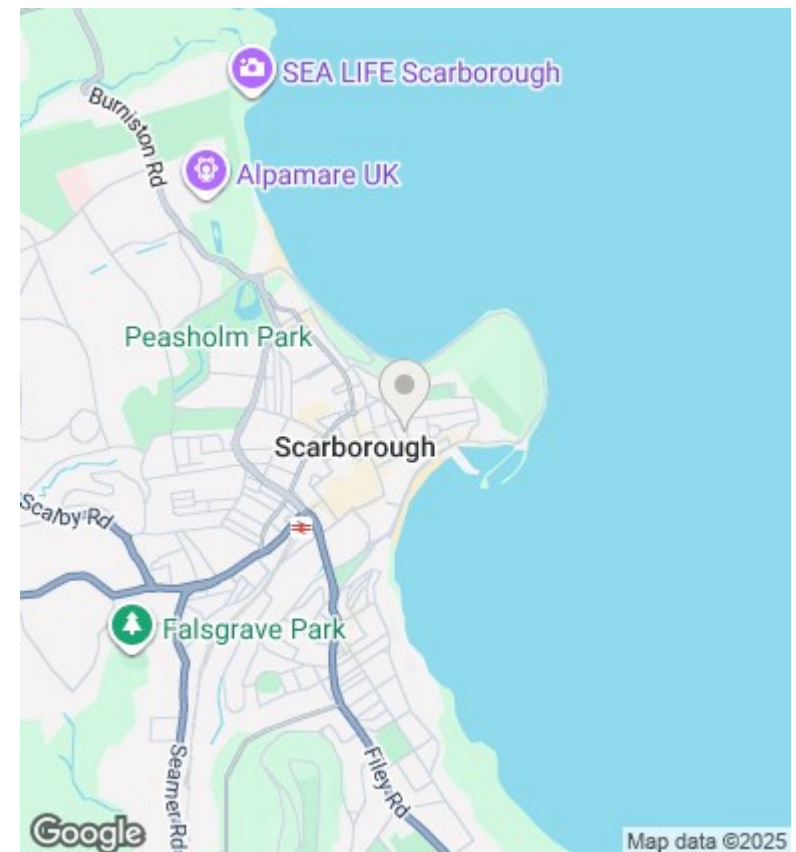
Book a no obligation valuation today!

**01723 377707**

### Viewings

*Viewings by arrangement only.  
Call 01723 377707 to make an  
annointment.*

*Council Tax Band* **A**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 