





The Clock Tower Works, Durham Place

Scarborough

- UNIQUE OPPORTUNITY TO ACQUIRE THE CLOCK TOWER WORKS
- SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT
- SIZEABLE GROUND FLOOR GARAGE/WORKSHOP WITH UTILITY & SHOWER ROOM
- SPACIOUS LOFT ROOM WITH BUILT-IN STORAGE AND SKYLIGHT
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- CURRENT UTILISED AS A HOLIDAY LET BUT ALSO AN IDEAL 'LIVE IN' INVESTMENT
- IN EXCELLENT DECORATIVE ORDER THROUGHOUT
- POPULAR CENTRAL LOCATION WITHIN SCARBOROUGH

We are delighted to present a unique opportunity to acquire The Clock Tower Works, a distinctive and versatile property situated in a popular central location within Scarborough.

This impressive residence features a sizeable ground floor garage and workshop, complete with a utility area and convenient shower room, offering exceptional space for a variety of uses. Upstairs, the spacious first floor apartment boasts two well-proportioned bedrooms, a light-filled open plan living/kitchen, shower room, all finished to an excellent decorative standard throughout. The property has the added benefit of a spacious loft room with is boarded and complete with built-in storage and two skylights.





GROUND FLOOR

Entrance

Garage

42' 4" x 15' 9" (12.90m x 4.80m)

Utility

10' 6" x 4' 3" (3.20m x 1.30m)

Shower Room

8' 2" x 6' 7" (2.50m x 2.00m)

FIRST FLOOR

Hall

9' 10" x 6' 11" (3.00m x 2.10m)

Open Plan Lounge/Kitchen/Diner

23' 0" x 20' 0" (7.00m x 6.10m)

Bedroom One

12' 2" x 11' 6" (3.70m x 3.50m)

Bedroom Two

13' 1" x 8' 6" (4.00m x 2.60m)

Shower Room

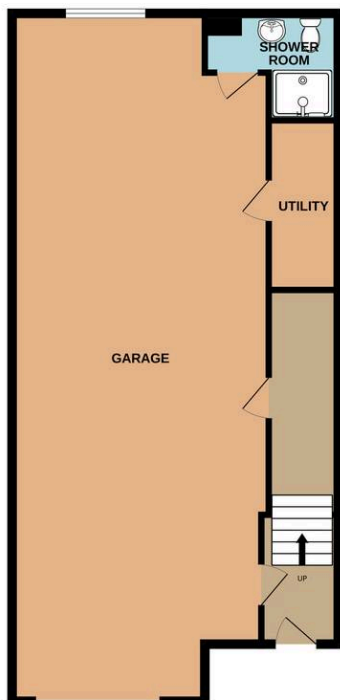
7' 10" x 5' 7" (2.40m x 1.70m)

HMRC

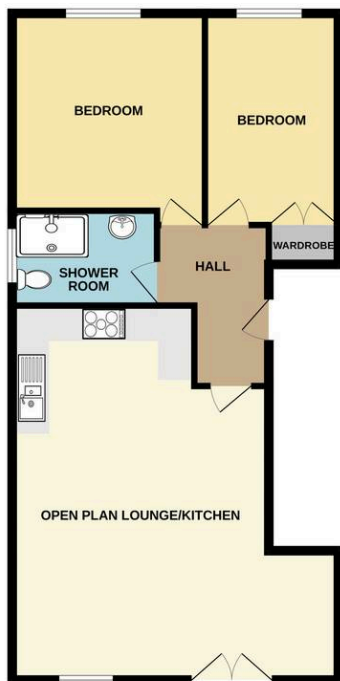
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



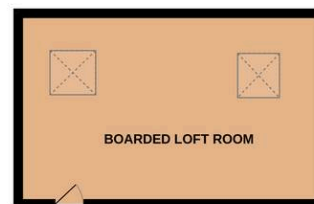
GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR
748 sq.ft. (69.5 sq.m.) approx.



2ND FLOOR
219 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 1784 sq.ft. (165.8 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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