



## *19a Cambridge Street, Scarborough, YO12 7ED*

*Guide Price £170,000*

- *INVESTMENT OPPORTUNITY*
- *FRONT COURTYARD*
- *CLOSE TO LOCAL AMENITIES*
- *ONE BED GROUND FLOOR FLAT*
- *REAR BALCONY*
- *WALKING DISTANCE TO BOTH BAYS*
- *THREE BED MAISONETTE*
- *CURRENTLY TENANTED*
- *NO ONWARD CHAIN*

## 19a Cambridge Street, Scarborough YO12 7ED

**Andrew Cowen Estate Agents** bring to the market an investment opportunity located in Cambridge Street, Scarborough, A **ONE BEDROOM GROUND FLOOR FLAT** with **FRONT COURTYARD** and A **THREE BEDROOM MAISONETTE** with **BALCONY**, both currently tenanted. Within walking distance to **SCARBOROUGH TOWN CENTRE** and **NO ONWARD CHAIN**, ideal opportunity for **Buy-to-Let** and investors alike

 3  1  2  D

Council Tax Band: A





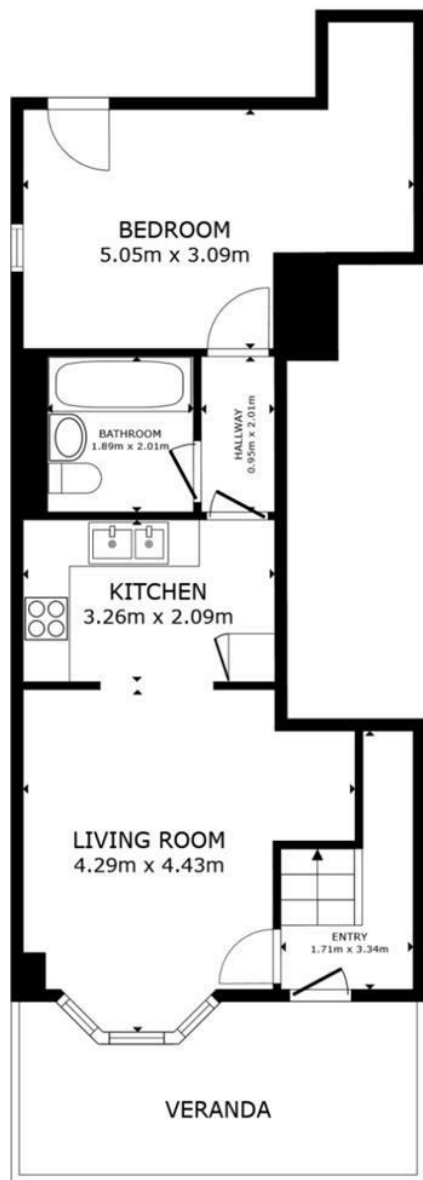
**To the ground floor flat, the property briefly comprises, front courtyard with entrance leading to the living area with bay window and kitchen area with a range of wall and base units and room for a washing machine, a three-piece bathroom and a double bedroom.**

**To the maisonette, the property briefly comprises, entrance leading up to the first floor which has the living room, three-piece family bathroom, a fitted kitchen with a range of wall and base units, dining room which leads out to a balcony, the second floor has three bedrooms.**

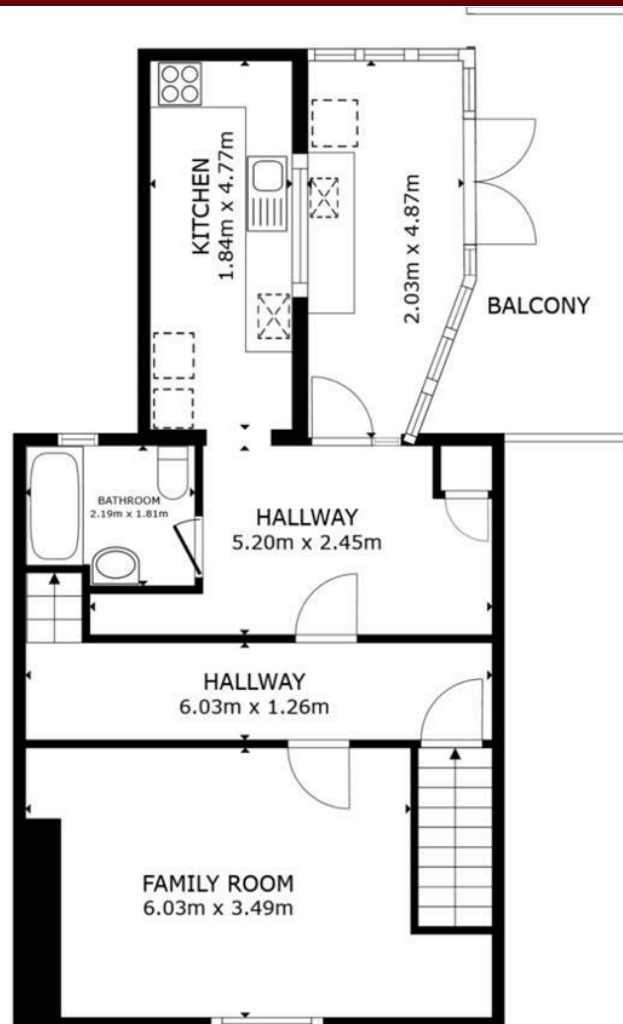
**This property is a Freehold property, selective licence compliant and new boilers. Generates an annual gross income of £15,860.00. \*All matters of tenure are subject to verification and clarification of solicitors in a contract of sale. \***

**Situated close to local amenities including eateries, convenience stores, the town centre shopping parade and public transport links. Nearby are the South and North Bay Beaches providing lovely areas to walk, explore and relax. Call one of our friendly Sales Team to book your viewing 01723 377707.**

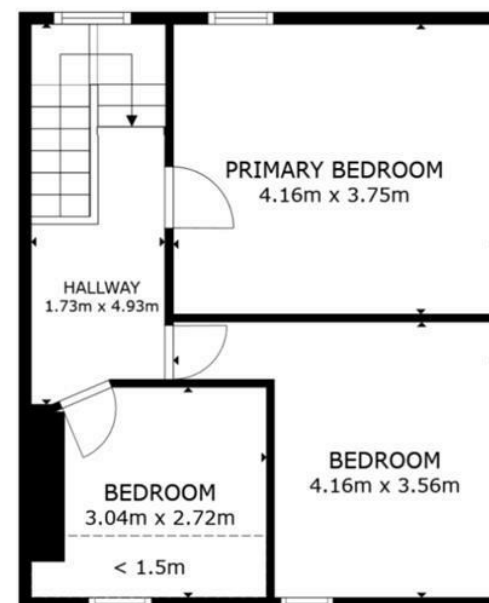




FLOOR 1



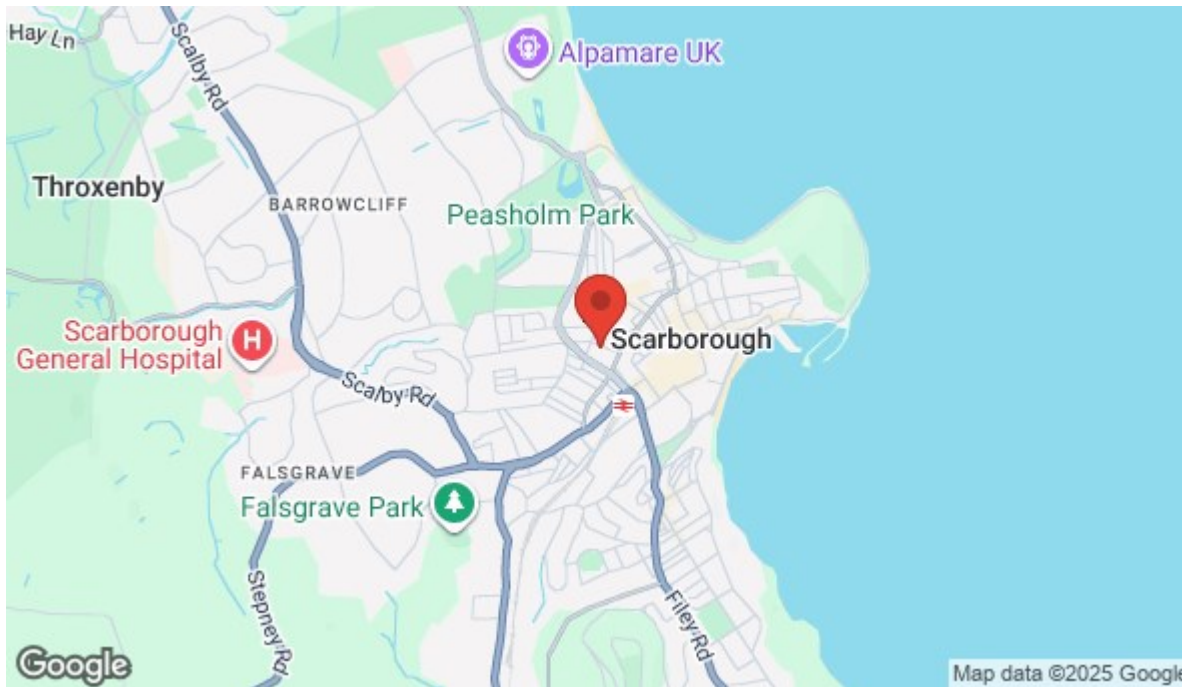
FLOOR 2




FLOOR 3







## 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>		<b>72</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Viewings

Call the office to make  
an appointment today!

**01723 377707**



**SCAN ME**

**View our website here!**

## Looking to Sell?

Book a no obligation valuation today!

**01723 377707**