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For over 30 years

FFF, 25 West Street, Scarborough

Offers in Region of **£110,000**



Flat 2

25 West Street, Scarborough

- Freehold First floor flat located on Scarborough's sought after Southside
- Generous Lounge with Large bay window
- Two bedrooms
- Walk-in shower room
- Victorian architecture and period features
- Ideal first time buy, holiday home or buy to let

We are delighted to present this elegant two-bedroom Freehold flat, set within an impressive Victorian terrace that exudes classic period charm and character. The property features a spacious reception room adorned with a large bay window, decorative ceiling mouldings, and a cosy fireplace, creating a welcoming and light-filled environment perfect for both relaxation and entertaining. Both bedrooms are thoughtfully designed and have high ceilings, and large windows that invite an abundance of natural light, making each space feel warm and inviting.



The kitchen is well-equipped with ample cabinetry. The bathroom is designed for accessibility, complete with a walk-in shower, support rails, and a foldable seat, ensuring comfort and ease of use. Additional highlights include the preservation of ornate Victorian architectural features and beautiful period detailing throughout the property. This charming flat combines historic elegance with practical modern touches, making it an ideal choice for those seeking style, comfort, and convenience. Early viewing is highly recommended to appreciate all that this delightful home has to offer.

Council Tax band: A

Tenure: Freehold



Hall

Lounge

20' 0" x 13' 1" (6.10m x 4.00m)

Kitchen

8' 6" x 8' 6" (2.60m x 2.60m)

Bedroom 1

14' 1" x 7' 10" (4.30m x 2.40m)

Bedroom 2

12' 2" x 6' 11" (3.70m x 2.10m)

Bathroom

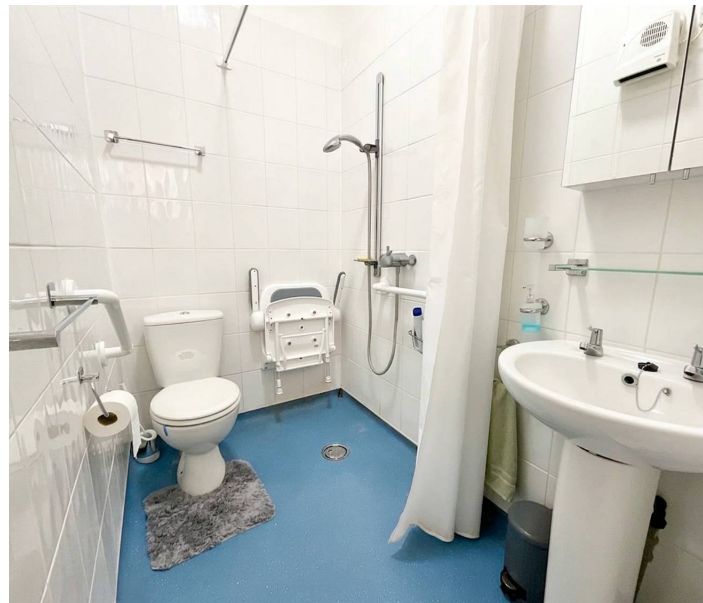
6' 11" x 3' 11" (2.10m x 1.20m)

Tenure/Maintenance

We are informed by Our vendors that the property is Freehold with a maintenance agreement in place with Nicholson's estate agents Scarborough at a cost of £1174 pa. The sellers have also expressed that they are not aware of any restrictions but this has not been able to be confirmed and potential purchasers should rely on their own enquiries with regard to this.

Please note:

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



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