



46 Longwestgate

Old Town, Scarborough, YO11 1QB

Guide Price £65,000



We are delighted to offer this one-bedroom flat, ideally located in the heart of Scarborough's historic Old Town, within close proximity to the South Bay, town centre and a wide range of local amenities.

The property benefits from stunning sea views and presents an excellent opportunity for those seeking a coastal home, holiday retreat or investment in a highly desirable location.

The accommodation briefly comprises a kitchen, a lounge/diner, a double bedroom, bathroom and useful storage. The property also benefits from level access from the rear, enhancing its practicality.

Externally, there is access to a shared garden area.

Offered to the market with no onward chain, this property is expected to appeal to a range of purchasers. Early viewing is highly recommended to appreciate the location and views on offer.

For further information or to arrange a viewing, please contact our sales team on 01723 350077.



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Lounge 13'11" x 11'9" (4.25 x 3.59)

Kitchen 13'11" x 8'6" (4.26 x 2.61)

Bedroom 12'5" x 11'0" (3.80 x 3.36)

Bathroom 8'6" x 6'0" (2.61 x 1.84)

Tenure

Directions

What 3 Words
Cycles.tree.tells

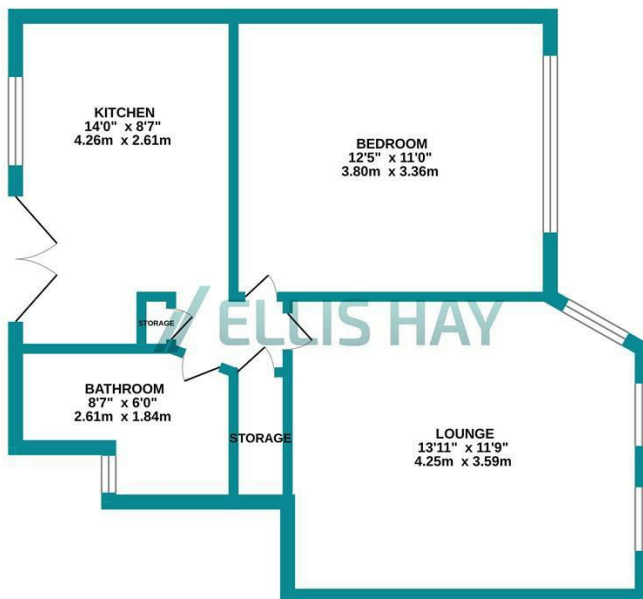
HMCR

If your offer on a property is accepted, we are required under HMRC regulations to carry out Anti Money Laundering (AML) identity checks. These checks are conducted by our appointed compliance partner and a fee will be payable by the buyer for this service. Please contact Ellis Hay for further details.

Area Map



GROUND FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA - 471 sq.ft. (43.7 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 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: A

Tenure: Leasehold

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