



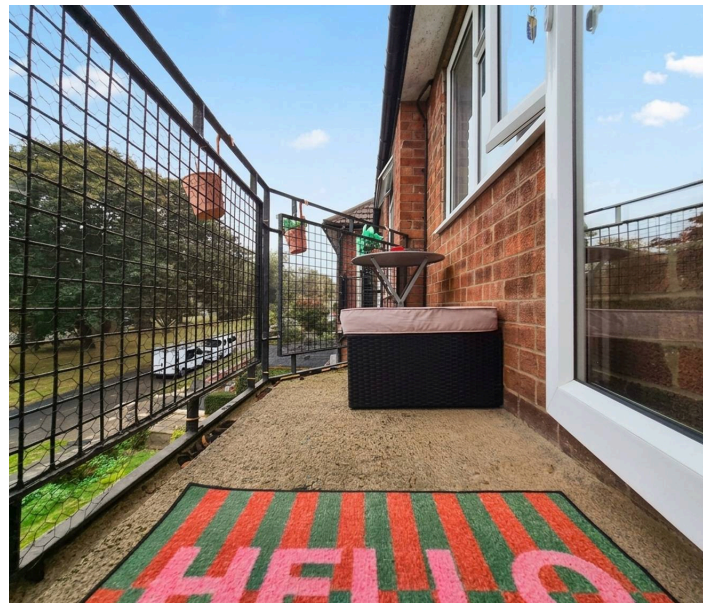


6 Bedale Court Givendale Road

- SECOND FLOOR TWO BEDROOM FREEHOLD FLAT
- BEAUTIFULLY DECORATED THROUGHOUT
- LOCATED ON THE POPULAR NORTH SIDE OF SCARBOROUGH
- SPACIOUS LIVING ROOM WITH FIREPLACE & DOORS TO BALCONY
- CONTEMPORARY FITTED KITCHEN
- FRONT & REAR BALCONY
- OFF STREET PARKING FOR 1 VEHICLE & SINGLE GARAGE

We are delighted to present this beautifully decorated two-bedroom freehold flat, ideally positioned on the sought-after north side of Scarborough.

Located on the second floor, this impressive apartment boasts a spacious living room, enhanced by a charming fireplace and a door opening onto a balcony, creating a light and inviting atmosphere perfect for relaxing or entertaining guests. The contemporary fitted kitchen, offers a stylish and functional space for culinary enthusiasts. Both bedrooms are well-proportioned, and the bathroom features a bath, WC, and sink, providing everyday comfort and convenience. The property benefits from ample storage throughout, including storage cupboards and valuable loft storage, ensuring a clutter-free living environment. The entrance hall provides access to all principal rooms, facilitating a practical and well-designed layout.





Additional features include a second balcony to the rear, off-street parking for one vehicle directly in front of the single garage, and the convenience of private parking arrangements. Situated in a popular residential location with easy access to Scarborough's Open Air Theatre & Peasholm Park, this exceptional flat offers an outstanding opportunity for those seeking stylish and low-maintenance living. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

SECOND FLOOR

Entrance

Living Room 15' 5" x 12' 10" (4.70m x 3.90m)

Kitchen 10' 2" x 8' 10" (3.10m x 2.70m)

Bathroom 9' 2" x 5' 3" (2.80m x 1.60m)

Bedroom One 10' 2" x 8' 10" (3.10m x 2.70m)

Bedroom Two 11' 6" x 9' 10" (3.50m x 3.00m)

Balcony

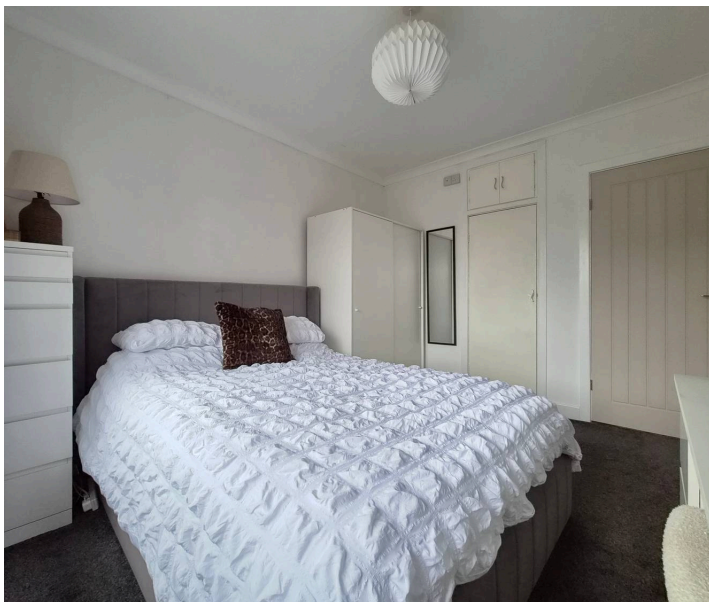
HMRC - If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

TENURE/MAINTENANCE - We have been informed by the owner that this property is freehold with a maintenance agreement in place with Walker Landray, £68 per calendar month including building insurance. The owner is not aware of any restrictions.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



SECOND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 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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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