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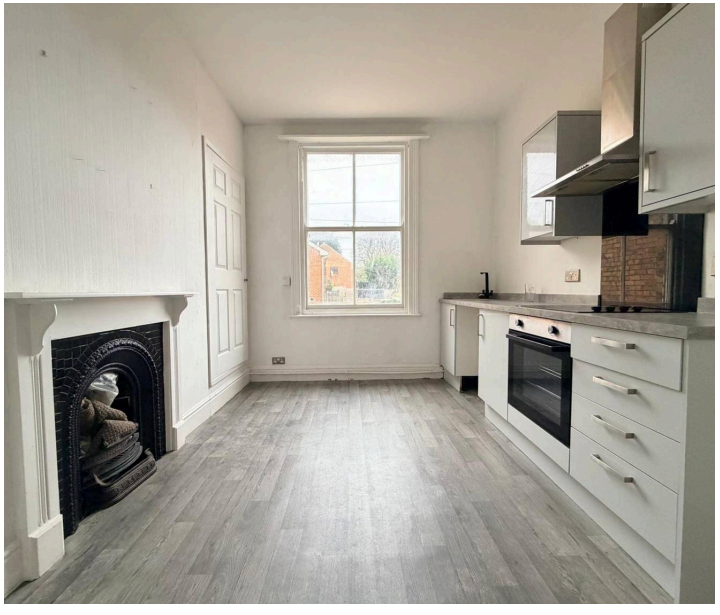
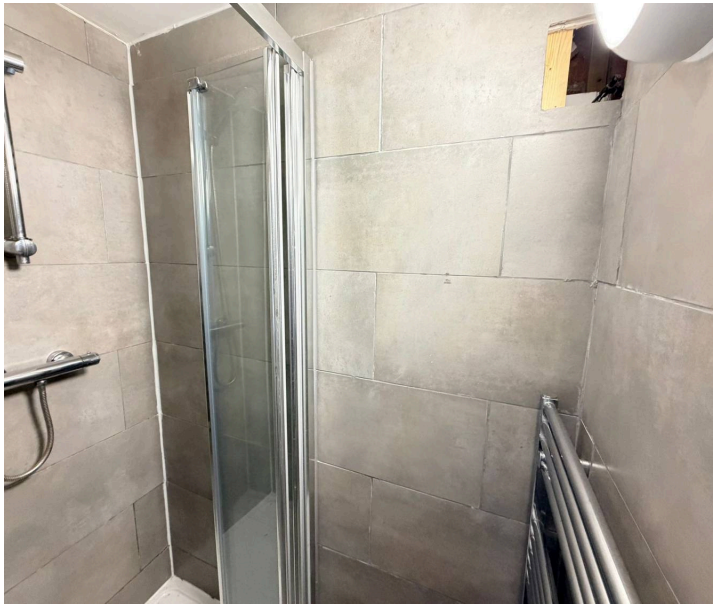
57, Valley Road, Scarborough

Guide Price **£200,000**

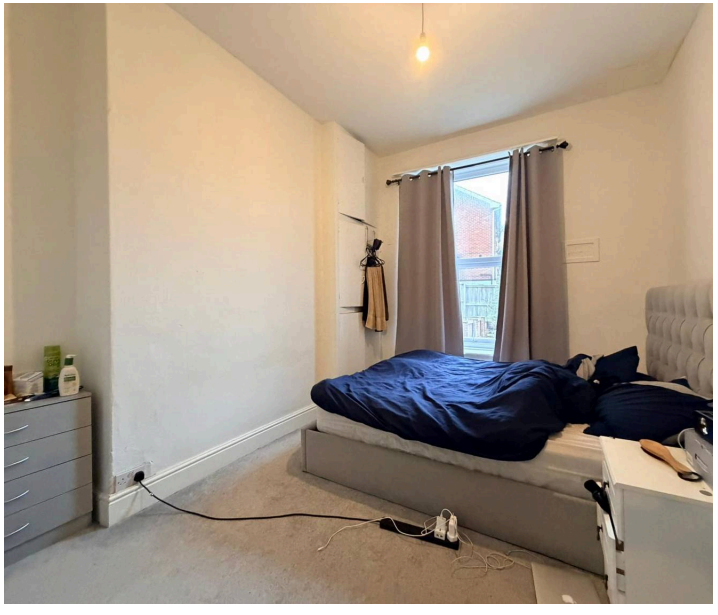




- BLOCK OF THREE APARTMENTS
- FOUR BEDROOMS, THREE RECEPTION ROOMS
- DESIRABLE WEAPONNESS AREA OF SCARBOROUGH
- ANNUAL TURNOVER OF APPROX ....
- OFF-STREET PARKING AND PRIVATE LAWNED GARDEN

A self-contained BLOCK OF THREE APARTMENTS (2 x 1 Bedrooms and 1 x 2 bedroom duplex apartment) There is a PRIVATE ENTRANCE DOOR to the BASEMENT FLAT, REAR LAWNED GARDEN and a DRIVEWAY to the front of the property providing an off street parking space as well as a pleasant open aspect outlook at the front. The block occupies a central setting within the Weaponness area in proximity to SCARBOROUGH'S SOUTH BAY BEACH and town centre and provides an ANNUAL TURNOVER of approximately ...

The property lies well laid out over four floors and offers two, one bedroom apartments and a two bedroom duplex apartment. From a private entrance door lies apartment one which is located on the lower ground floor and comprises from an entrance vestibule with a built-in storage cupboard, a bay fronted lounge, a kitchenette, a double bedroom with a built-in cupboard, an inner hall with a door to the rear garden and a shower room with a separate WC. To the ground floor lies an entrance door leading to an entrance vestibule, a communal entrance with stairs to the first floor and a door to apartment two. Apartment two comprises in brief of a bay fronted lounge/kitchenette, a double bedroom with an airing cupboard, an inner hall with a built in understairs cupboard and a three piece suite bathroom. Apartment three is situated over the first and second floor with a spacious bay fronted lounge/diner with decorative coving and ceiling rose, and a generous breakfast kitchen/diner with a range of wall and base units to the first floor. To the second floor lies two double bedrooms and a modern white three piece suite bathroom.



(FLAT 1)

Entrance Hall Dimensions: 11' 10'' x 2' 11'' (3.6m x 0.9m).**Hall/Kitchenette Lounge** Dimensions: 16' 1'' (max) x 13' 1'' (4.9m x 4.0m). **Bedroom** Dimensions: 13' 1'' x 10' 6'' (4.0m x 3.2m). **Inner Hall** Dimensions: 5' 11'' x 3' 3'' (max) (1.8m x 1m). **Shower Room** Dimensions: 4' 3'' x 3' 3'' (1.3m x 1m). **WC**

(FLAT 2)

Lounge/Kitchenette Dimensions: 16' 5'' (max) x 13' 1'' (5m x 4m).**Bedroom** Dimensions: 12' 10'' x 10' 6'' (3.9m x 3.2m). **Hall** Dimensions: 11' 6'' x 3' 3'' (max) (3.5m x 1m). **Bathroom** Dimensions: 5' 11'' x 4' 11'' (1.8m x 1.5m).

FIRST FLOOR (FLAT 3)

Lounge/Diner Dimensions: 17' 1'' x 16' 5'' (max) (5.2m x 5m). **Entrance Hall Breakfast Kitchen** Dimensions: 13' 5'' x 10' 10'' (4.1m x 3.3m).

SECOND FLOOR (FLAT 3 CONTINUED)

Bedroom One Dimensions: 14' 5'' x 12' 2'' (4.4m x 3.7m). **Bedroom Two** Dimensions: 13' 5'' x 10' 10'' (4.1m x 3.3m). **Bathroom** Dimensions: 10' 10'' x 4' 7'' (3.3m x 1.4m).

External To the front of the property benefits from a driveway providing off-street parking and to the rear of the property lies a garden which is enclosed by walled and fenced boundaries.

Energy Performance Certificates:

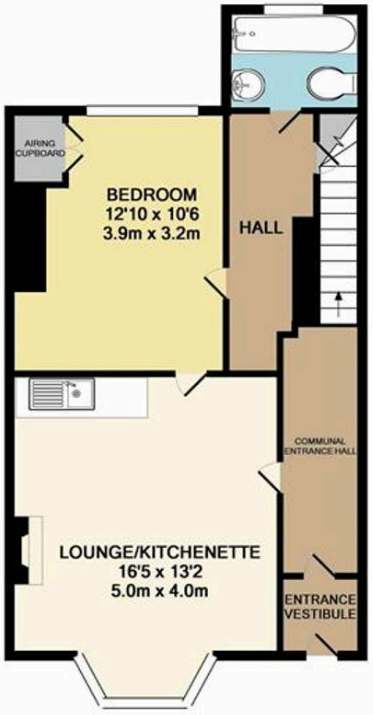
Flat 1 - Band D (65/75)

Flat 2 - Band E (41/82)

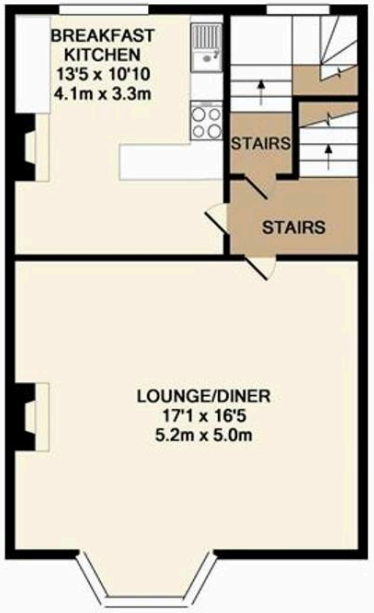
Flat 3 - Band E (49/80)

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.

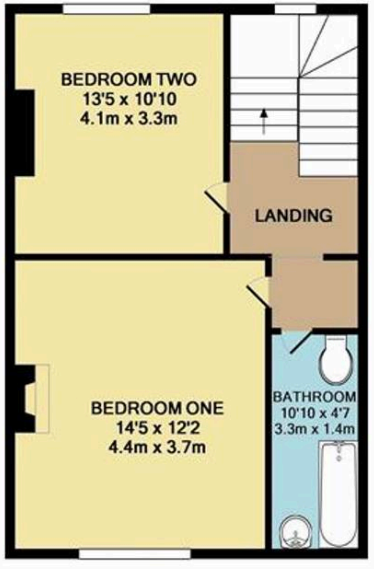
BASEMENT LEVEL
APPROX. FLOOR
AREA 500 SQ.FT.
(46.5 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 484 SQ.FT.
(45.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 467 SQ.FT.
(43.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 450 SQ.FT.
(41.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1901 SQ.FT. (176.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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