





Second Floor Flat

36 Princess Street, Scarborough

- ONE BEDROOM SECOND FLOOR FREEHOLD FLAT
- POPULAR OLD TOWN LOCATION
- LOUNGE WITH BAY WINDOW
- IDEAL FOR FIRST TIME BUYERS
- YARD WITH STORAGE SHED

We are delighted to present this charming one bedroom second floor freehold flat, perfectly positioned in the popular Old Town area.

This inviting property offers a bright and spacious lounge, enhanced by a beautiful bay window that floods the room with natural light and creates an airy, welcoming atmosphere. The well-proportioned bedroom provides a peaceful retreat, while the separate kitchen is thoughtfully laid out, offering storage and workspace for modern living. The bathroom is tastefully appointed, ensuring comfort and convenience. The flat blends characterful features with practical design. The property also benefits from a useful yard with a storage shed (perfect for bikes or additional belongings), adding further versatility to the home.

Situated in a vibrant location, you are just moments from the eclectic mix of shops, cafes, and amenities that make Old Town such a desirable place to live, with excellent transport links close by. This delightful flat presents an outstanding opportunity to secure a home in one of the area's most popular neighbourhoods.

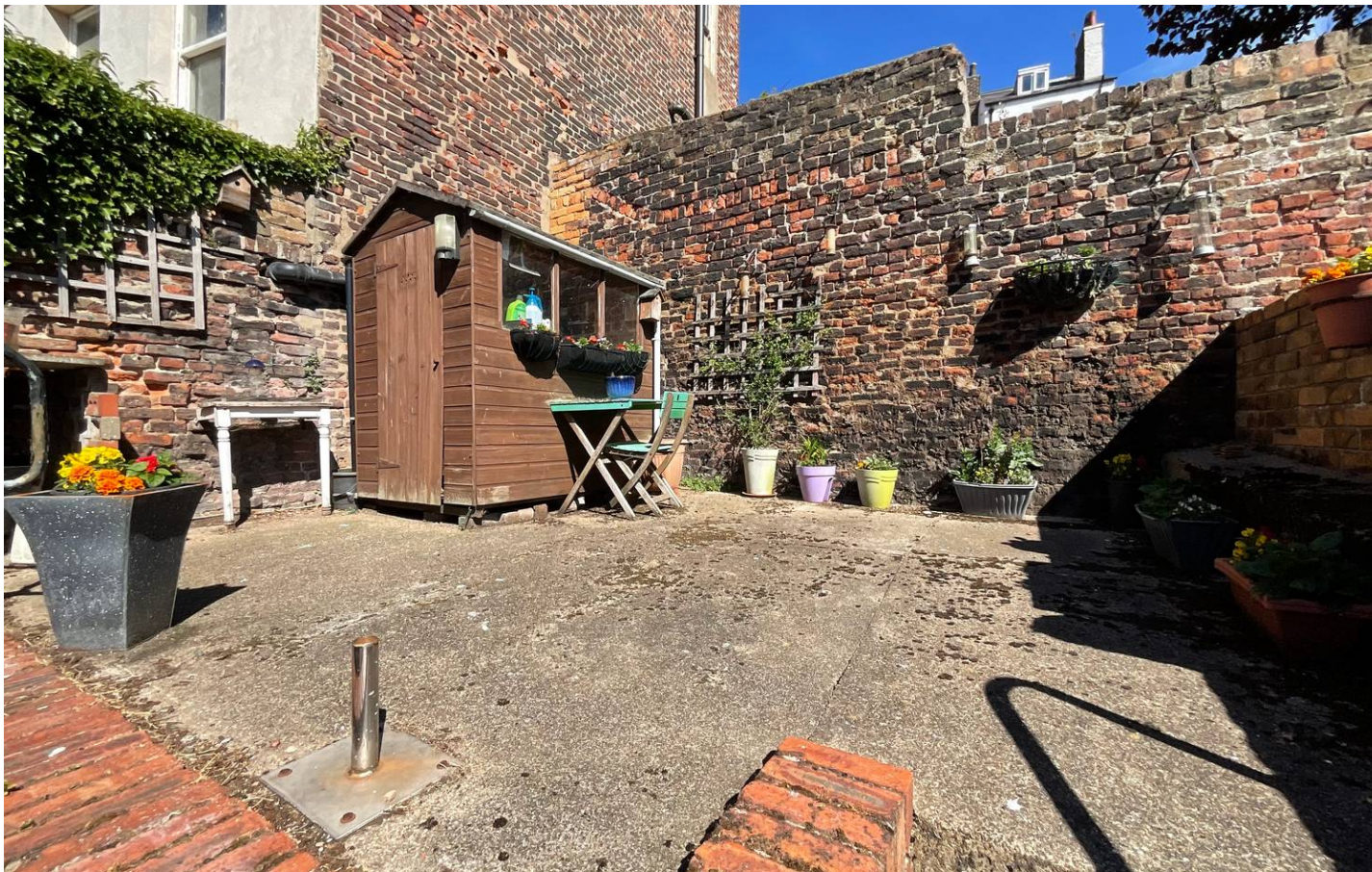
Early viewing is highly recommended to fully appreciate all that this superb property has to offer.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





SECOND FLOOR

Entrance

Kitchen 9' 10" x 6' 11" (3.00m x 2.10m)

Lounge 15' 9" x 12' 2" (4.80m x 3.70m)

Bathroom 6' 3" x 5' 11" (1.90m x 1.80m)

Bedroom 15' 9" x 9' 10" (4.80m x 3.00m)

HMRC

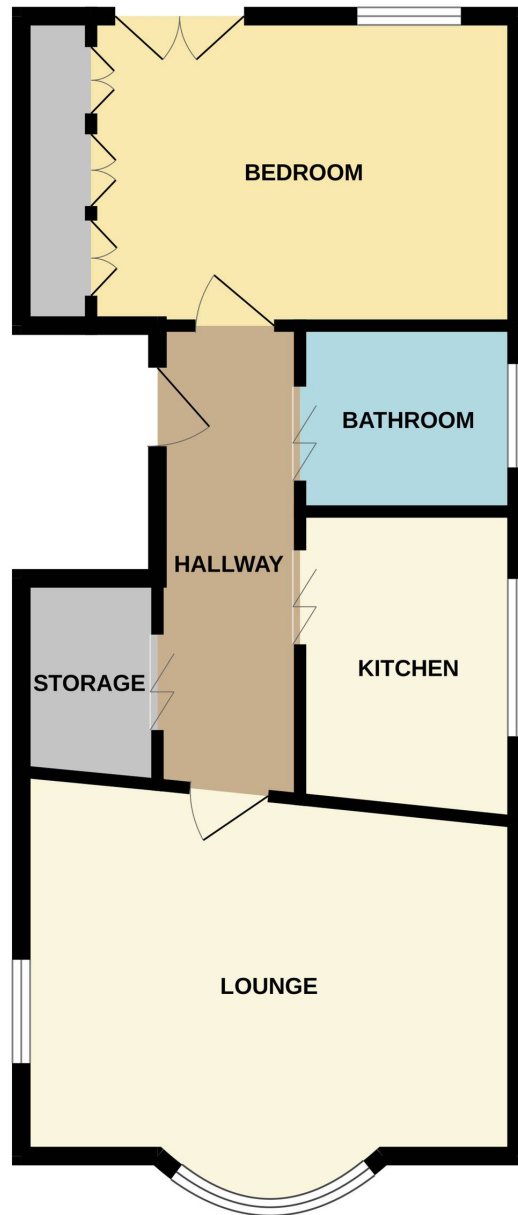
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

TENURE/MAINTENANCE

The owner has advised us that the property is freehold and there is a deed of covenant in place on an as and when basis. We are not aware of any restrictions.



SECOND FLOOR
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 542 sq.ft. (50.4 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