



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

38 Keld Close, Scarborough
Part Buy, Part Rent **£49,500**



CPH

38 Keld Close

Scarborough, Scarborough

- Well presented Ground floor Flat for over age 55's only
- Lounge, Kitchen and Two bedrooms
- Gas heated and Double glazed
- Communal Gardens
- Onsite parking
- Vacant possession and No onward chain
- 30% shared ownership £51'000, full value £170'000

Well presented and thoughtfully designed, this well-maintained ground floor flat offers a practical living experience in a highly sought-after location. Boasting a spacious lounge, a modern kitchen, and two inviting bedrooms.

Benefiting from gas heating and double glazing, this residence ensures a cosy and energy-efficient living environment. The property also features access to communal gardens and onsite parking, providing convenience and ease for its residents. With the added appeal of vacant possession and no onward chain, the opportunity to own this property is not to be missed.

Situated within a tranquil neighbourhood, this ground floor flat offers a peaceful lifestyle for its occupants. With a 30% shared ownership at £51,000, this property presents an excellent investment opportunity, with the full value at £170,000. Don't miss the chance to make this property your own - schedule a viewing today. Call 01723 352235

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Entrance Hall

11' 2" x 3' 3" (3.40m x 1.00m)

Lounge

11' 10" x 11' 2" (3.60m x 3.40m)

Kitchen

12' 2" x 6' 3" (3.70m x 1.90m)

Bedroom One

11' 10" x 9' 6" (3.60m x 2.90m)

Bedroom Two

11' 10" x 5' 11" (3.60m x 1.80m)

Bathroom

6' 11" x 5' 11" (2.10m x 1.80m)

Outside

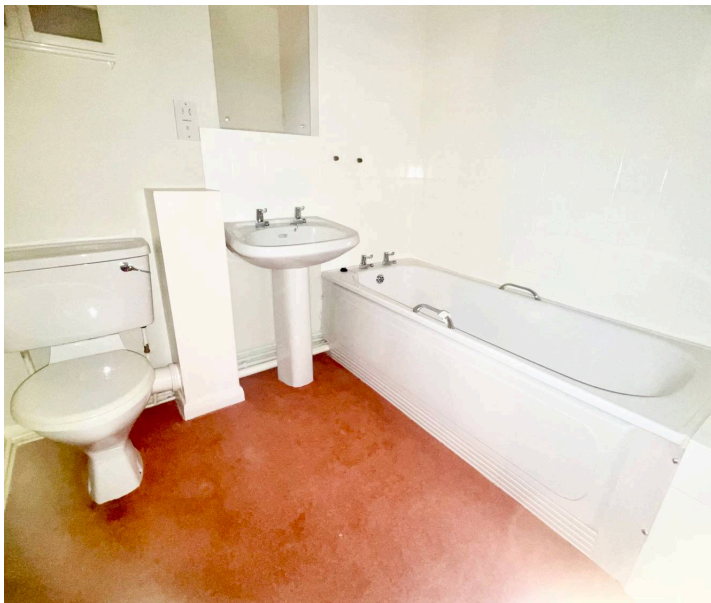
Communal Gardens and off street parking to the front.

Keld Close Development

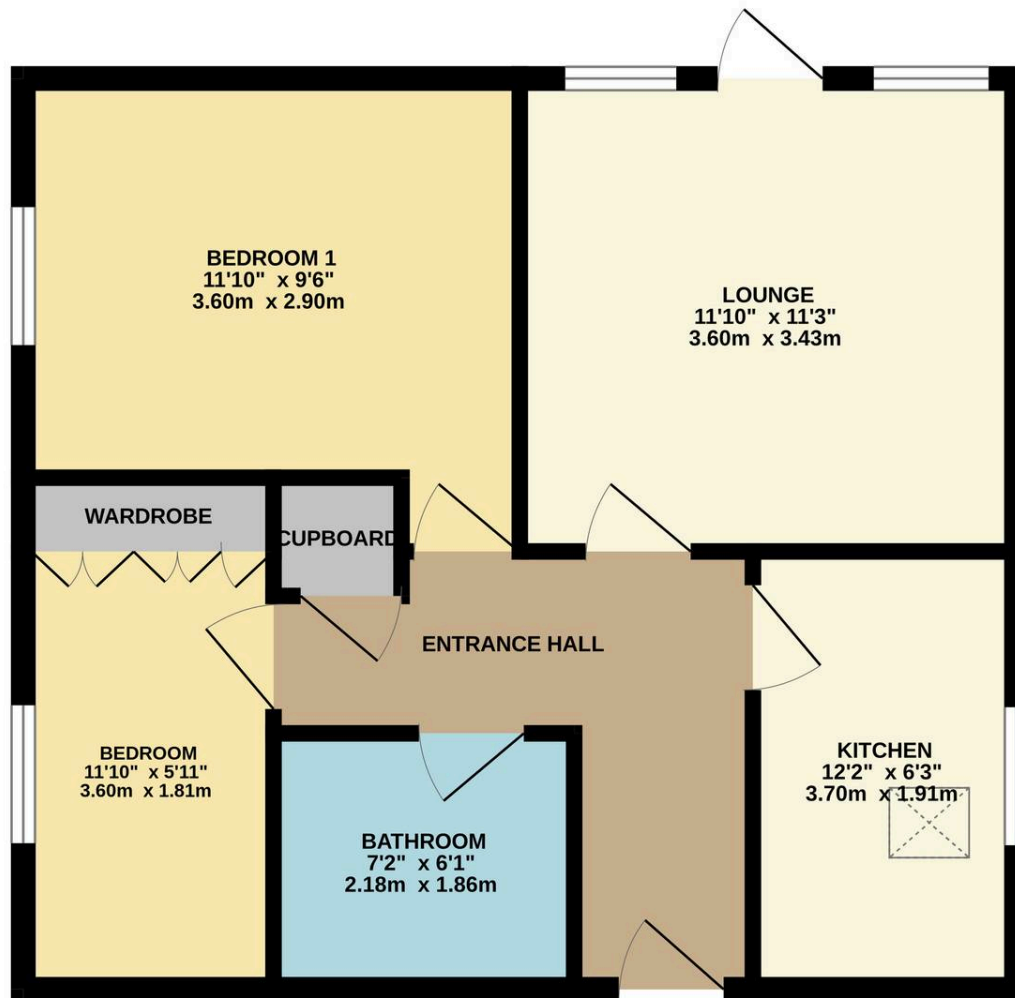
The Keld Close development offers INDEPENDENT LIVING for the over 55's but includes assistance via a linked central 24 hour warden service. Joseph Rowntree Housing Trust. Buyers must first be approved by Joseph Rowntree Housing Trust to ensure eligibility is met. A monthly maintenance charge of £225 is payable to the Joseph Rowntree Housing Trust. This charge covers: building insurance, maintenance, repair of entrance hall and common parts, garden upkeep. In addition, a warden call system linked to Yorkshire Coast Call is operational 24 hours a day. The tenure is believed to be Leasehold with a creation date of 1993 for 99 years with 67 years now remaining. The 30% share means a rent is payable on the rest of the share held by Joseph Rowntree Housing Trust at a rate of £494.83 per Month. Buyers can staircase their share up but the details of this must be confirmed with Joseph Rowntree Housing Trust at point of eligibility application.

HMRC DISCLAIMER

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



GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 512 sq.ft. (47.6 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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Interested?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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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