



## *9 Westbourne Grove, Scarborough, YO11 2DJ*

*Offers In The Region Of £159,500*

- *Suitable for investment or owner occupation*
- *Off-road driveway parking*
- *Flexible layout*
- *Motivated vendor Highly Recommended*
- *Immediate rental income and Good income*
- *Popular South Cliff Scarborough coastal location*
- *Close to local Shops*
- *Scope to increase rental yield*
- *Basement providing additional storage*
- *Sort after South Side location*

## 9 Westbourne Grove, Scarborough YO11 2DJ

Andrew Cowen Estate Agents are pleased to offer this versatile portfolio of three self-contained flats in a popular South location to Scarborough, presenting an excellent opportunity for both investors and owner occupiers. The property comprises two studio flats currently tenanted and generating income, together with a vacant two-bedroom flat offering immediate scope for occupation or letting. Benefitting from private gardens to the front and rear, off-road driveway parking and basement storage, the property provides flexibility and long-term potential. Well worth Viewing today.



Council Tax Band: A

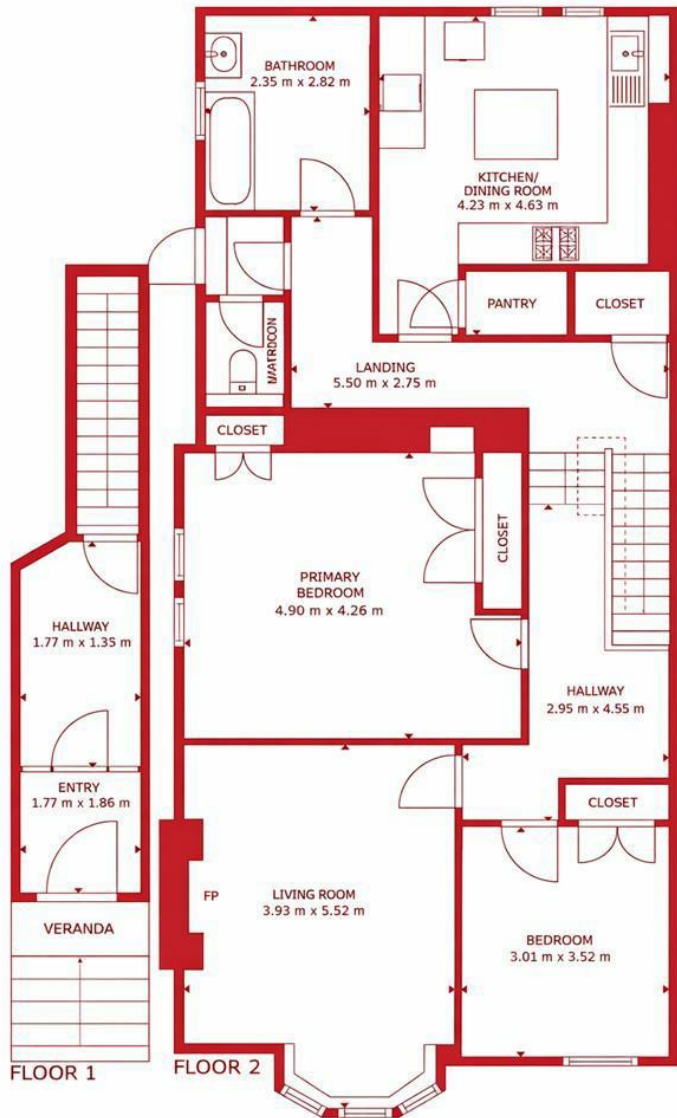


This excellent opportunity comprising a portfolio of three self-contained flats in Scarborough, offering immediate rental income with further potential for growth, whilst also providing flexibility for owner occupation if desired. The portfolio consists of two studio flats and one two-bedroom flat. The studio apartments each provide a spacious open-plan living and sleeping area, a fitted kitchen and a three-piece bathroom suite, with tenants currently in situ and generating steady rental returns. The two-bedroom flat offers well-proportioned accommodation including two bedrooms, a fully fitted kitchen, a bathroom and a separate WC, and is currently vacant, presenting an ideal opportunity for an owner occupier or for a purchaser seeking to maximise rental income.

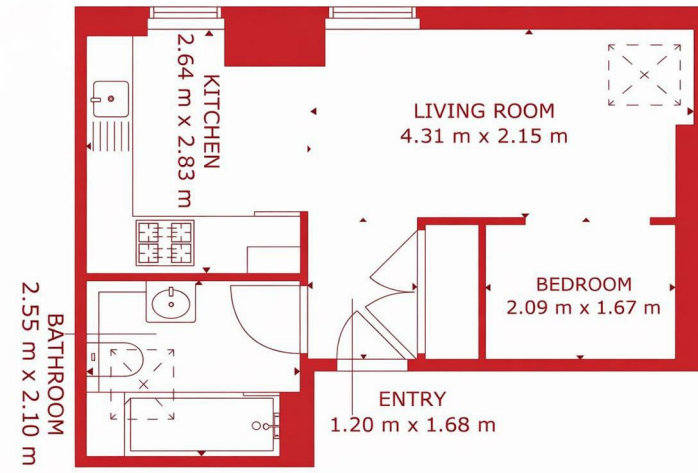
The property further benefits from basement access, private garden areas to both the front and rear, and off-road driveway parking, enhancing its appeal to both homeowners and tenants alike. At present, the occupied units generate a gross annual income of £7,200, and with the letting of the vacant two-bedroom flat and potential future rental growth, the portfolio offers scope to enhance returns. Equally, the configuration provides flexibility for a purchaser wishing to reside within the building whilst retaining income from the remaining units, subject to any necessary consents.

This is an attractive and versatile opportunity for investors, developers or owner occupiers seeking accommodation within a popular coastal location

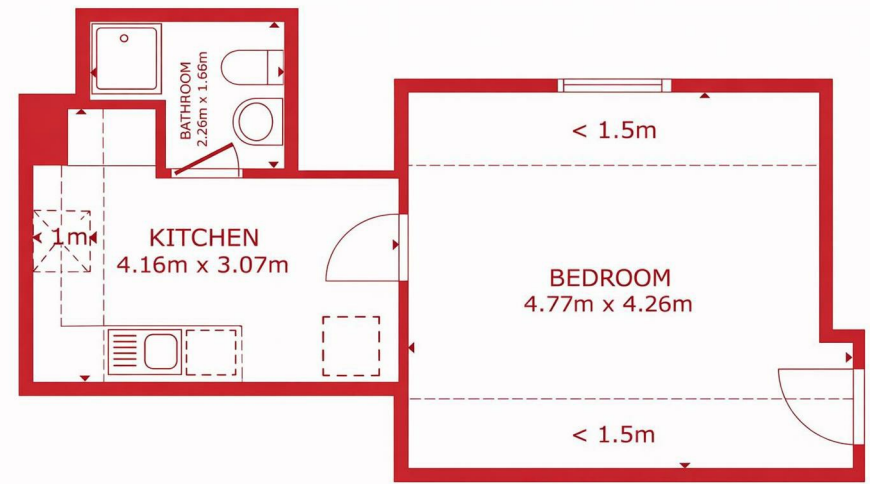




GROSS INTERNAL AREA  
 FLOOR 1: 12 m<sup>2</sup> ; FLOOR 2: 107 I: 107 m<sup>2</sup>  
 TOTAL: 119 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



GROSS INTERNAL AREA  
 TOTAL: 30 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.




FLOOR PLAN  
 GROSS INTERNAL AREA  
 FLOOR PLAN: 24.3 m<sup>2</sup>  
 EXCLUDED AREA: REDUCED HEADROOM 9.8 m<sup>2</sup>  
 TOTAL: 34.2 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.





### Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

## Viewings

Call the office to make an appointment today!

**01723 377707**



View our website here!

## Looking to Sell?

Book a no obligation valuation today!

**01723 377707**