



CPH

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CHARTERED SURVEYORS
For over 30 years

4 Whisperdale Manor Weydale Avenue, Scarborough

Offers Over £150,000



- TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT
- OFF-STREET PARKING & GARAGE
- NO ONWARD CHAIN
- IMMACULATELY PRESENTED THROUGHOUT
- PRIVATE BALCONY & COMMUNAL GARDENS

We are delighted to present this immaculately presented two double bedroom first floor apartment, offered with no onward chain and ready for immediate occupation.

The property welcomes you with a spacious entrance hall leading to a bright and airy living/dining room, which enjoys a seamless flow to a private balcony, perfect for relaxing or entertaining. The modern kitchen is thoughtfully designed with ample storage and high-quality fittings, providing an ideal space for culinary enthusiasts. Both double bedrooms are generously proportioned, offering plenty of room for furnishings and benefiting from large windows that flood the rooms with natural light and a built in wardrobe. The contemporary bathroom is finished to an excellent standard, featuring stylish fixtures and a fresh, neutral décor.

Additional conveniences include off-street parking and a garage (providing secure storage or parking options), along with access to well-maintained communal areas. Situated in a sought-after location with easy access to local amenities, transport links, and reputable schools, this exceptional apartment is perfectly suited to first-time buyers, professionals, or those looking to downsize.

Early viewing is highly recommended to fully appreciate the quality and lifestyle this superb home offers. Book your appointment today to avoid disappointment.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F





ACCOMMODATION

FIRST FLOOR

Lounge/Diner

21' 8" x 11' 10" (6.60m x 3.60m)

Kitchen

8' 10" x 12' 2" (2.70m x 3.70m)

Bedroom 1

12' 6" x 10' 10" (3.80m x 3.30m)

Bedroom 2

12' 6" x 10' 2" (3.80m x 3.10m)

Bathroom

5' 3" x 8' 6" (1.60m x 2.60m)

Externally

To the rear of the property lies a single garage and off-street parking for one vehicle. The property also benefits from front and rear communal gardens for residents to enjoy.

Tenure/Maintenance

We have been informed by the vendor that the property is freehold and has a maintenance agreement in place of which the flat contributes roughly £1060pa. Holiday lets are not permitted.

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 charge a fee for this service. For further information, please contact our office.

Details Prepared

AB270226



FIRST FLOOR
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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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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