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2 Givendale Court Givendale Road, Scarborough

Offers Over £120,000



2 Givendale Court Givendale Road

Scarborough

- Nicely presented Freehold Ground floor apartment with own entrance
- Generous Lounge and modern kitchen
- Two bedrooms and bathroom
- Communal Gardens
- Gas heated and Double glazed
- Popular North side location, viewing highly recommended

We are delighted to present this nicely presented two-bedroom freehold ground floor apartment, offering its own private entrance in a sought-after North side location. The property boasts a generous lounge, providing a welcoming space for relaxation and entertaining, complemented by a modern kitchen that features contemporary fittings and ample storage. Both bedrooms are well-proportioned, offering comfortable accommodation. The apartment benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round. With access to communal gardens and situated in a popular area close to local amenities, this home is well-suited to first-time buyers, professionals, or those seeking a convenient single-level lifestyle. Viewing is highly recommended to fully appreciate all that this charming property has to offer.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





GROUND FLOOR:

Communal Entrance:

Built in store.

FLAT 2:

Entrance Hall:

UPVC external door, radiator, built in cupboards, telephone point, coved ceiling.

Lounge:

Dimensions: 14'4" x 14'1". UPVC double glazed window, side uPVC external door to outside, two radiators, marble style fireplace with fitted living flame gas fire, dado rail, coved ceiling.

Kitchen:

Dimensions: 7'6" x 6'7". Fitted base cupboards, circular stainless steel sink unit, Bosch two burner gas hob, built under gas oven, plumbing for automatic washing machine, built in shelved pantry cupboard with a uPVC double glazed window, fully tiled walls, uPVC double glazed external door.

Bedroom 1:

Dimensions: 11'5" x 11'0". UPVC double glazed window, radiator, wall mounted Halstead gas boiler, built in cupboards, coved ceiling.

Bedroom 2:

Dimensions: 10'1" x 7'5". UPVC double glazed window, radiator, coved ceiling.

Bathroom:

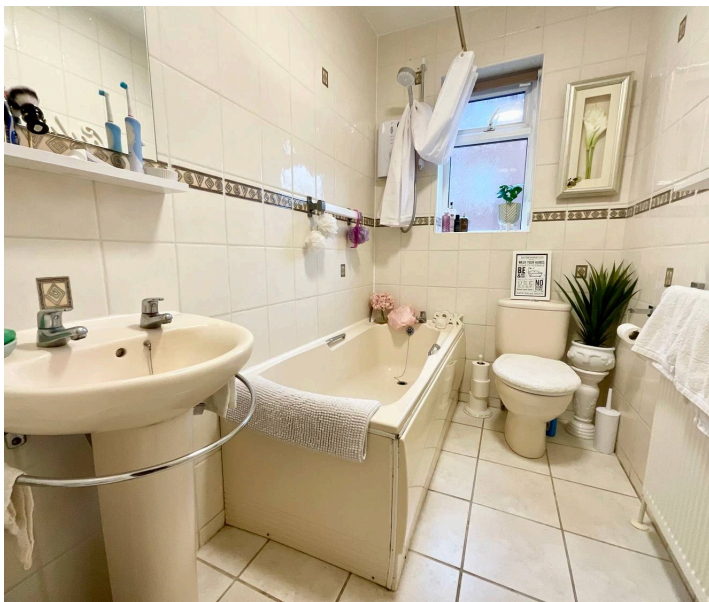
Panelled bath with Mira overbath shower, pedestal washbasin and low level WC. Fully tiled walls, uPVC double glazed window, radiator.

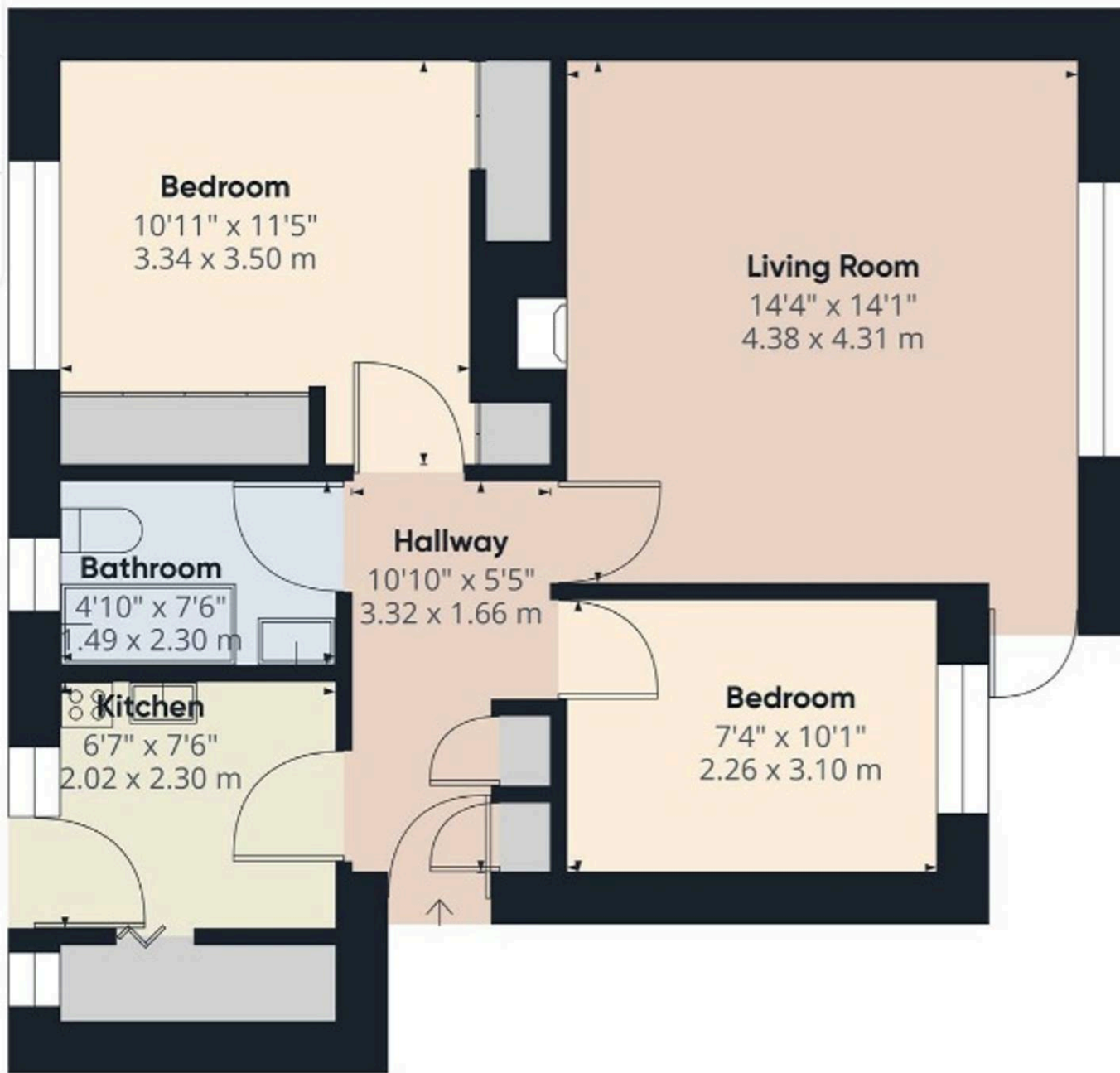
OUTSIDE:

Communal gardens. Brick built store.

Maintenance:

Administered by Nicholsons with a current basic annual payment of £510.00 payable in two instalments.





Interested?

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

With you every step of the way



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