



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



£150,000

4 CHURCHILL COURT, SANDYBED LANE, SCARBOROUGH, YO12 5LL

- First Floor Apartment
- Two Double Bedrooms
- Well Presented
- Most Furnishings Included

A TWO BEDROOM PURPOSE BUILT FIRST FLOOR APARTMENT IN THIS WELL-REGARDED AREA TO INCLUDE THE MAJORITY OF THE FURNISHINGS. PRESENTED TO A GREAT STANDARD THIS WELL-APPOINTED APARTMENT ENJOYS A LOVELY LIGHT AND AIRY FEEL WITH OFF STREET PARKING AND MAINTAINED GROUNDS.



TIPPLE UNDERWOOD ESTATE AGENTS
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

4 Churchill Court, Sandybed Lane, Scarborough, YO12 5LL

FIRST FLOOR
822 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA: 822 sq.ft. (76.4 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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Property Description

This first floor property when briefly described comprises communal entrance hall, staircase to the apartment, bay fronted lounge/diner, two double bedrooms, modern fitted bathroom and a well presented breakfast kitchen.



GROUND FLOOR

COMMUNAL ENTRANCE

FIRST FLOOR

LOUNGE/DINER
17' 10" x 17' 3" (5.44m x 5.26m)

HALLWAY

BEDROOM
15' 8" x 11' 8" (4.78m x 3.56m)

BEDROOM
11' x 11' 2" (3.35m x 3.4m)

BATHROOM
8' 6" x 7' 5" (2.59m x 2.26m)

KITCHEN/BREAKFAST ROOM
12' 6" x 11' (3.81m x 3.35m)