





- TWO BEDROOM SECOND FLOOR FREEHOLD FLAT
- SPACIOUS LOUNGE WITH BALCONY
- FITTED KITCHEN
- POPULAR NORTH SIDE LOCATION
- SINGLE GARAGE AND SHED

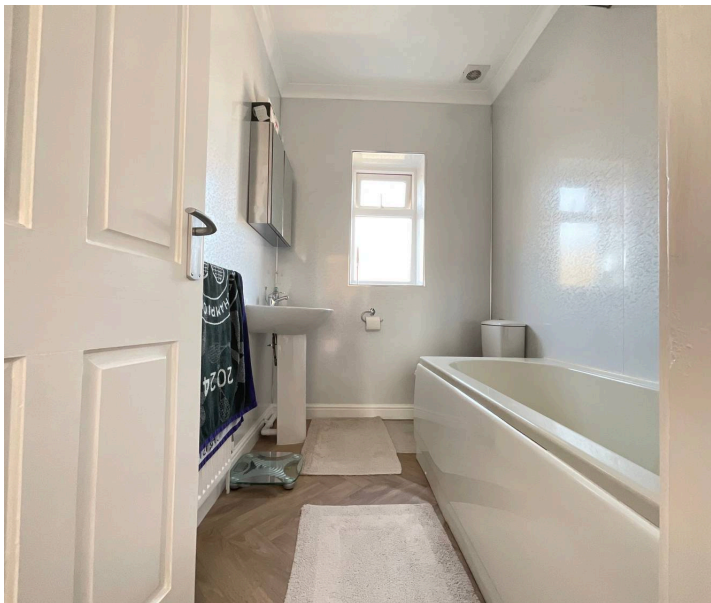
We are delighted to present this well-appointed two bedroom second floor freehold flat, ideally situated in a popular North Side location.

This charming property boasts a spacious lounge that opens onto a private balcony, creating a light and airy living space perfect for relaxing or entertaining guests. The fitted kitchen also benefits from its own balcony, providing an ideal spot for morning coffee. An inviting entrance hall offers loft access to a large loft space, perfect for additional storage. The flat is thoughtfully designed, offering both comfort and practicality for a variety of lifestyles.

Externally, the property enjoys a range of convenient features to enhance every-day living. The property also benefits from a storage shed, providing an additional and practical storage facility. The garage, which has recently received a new fibreglass roof, provides secure storage or parking, while a designated off-road parking space in front of the garage ensures hassle-free parking.

The surrounding area offers a peaceful residential setting with easy access to local amenities, transport links, and green spaces. This attractive flat is ideal for first-time buyers, downsizers, or investors seeking a well-maintained home in a sought-after location. Early viewing is highly recommended to fully appreciate all that this property has to offer.





SECOND FLOOR

Entrance Hall

Kitchen

9' 2" x 6' 7" (2.80m x 2.00m)

Balcony

Lounge

15' 5" x 11' 10" (4.70m x 3.60m)

Balcony

Bedroom One

13' 1" x 11' 10" (4.00m x 3.60m)

Bedroom Two

10' 2" x 8' 2" (3.10m x 2.50m)

Bathroom

7' 3" x 5' 3" (2.20m x 1.60m)

HMRC

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

TENURE/MAINTENANCE

We have been advised by the owner that the property is freehold and that there is a maintenance agreement in place at a cost of £650 per year with Walker Landray. We have been informed by the owner that pets and residential letting is allowed but not holiday letting.

SECOND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.7 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?

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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