



## 131 Castle Road

Castle Ward, Scarborough, YO11 1HX

**Guide Price £130,000**



In our opinion this second floor flat will appeal to a variety of purchasers, from those looking for a weekend retreat, first time buy or those looking to downsize. Offering sea views over the headland and South Bay from the Lounge window and North Bay views from the bedroom windows, we feel this is one not to be missed.

Located on Castle Road, the property is close to both the North and South Bays and all the many amenities our beautiful town has to offer as well as close to the town centre. When briefly described the property comprises hallway with storage, bay fronted windows from the lounge, kitchen, 2 bedrooms and family bathroom.

**SOLD WITH NO ONWARD CHAIN**, we highly recommend an early viewing of this property. Contact our friendly sales team to arrange your viewing.



## Communal Entrance

Steps up to the communal entrance. With intercom system

## Private Entrance

## Hallway

Overhead light. storage cupboard.

## Lounge 17'4" x 11'5" (5.29 x 3.5)

Rear facing UPVC Bay Fronted window overlooking the South Bay. Overhead light, dado rail and radiator.

## Kitchen 11'1" x 7'3" (3.4 x 2.22)

With range of wall, base and drawer units, stainless steel sink and tiled splashback. Integrated electric oven, gas hob with extractor fan over. Integrated fridge/freezer and space for washing machine. Wall mounted gas boiler. UPVC window overlooking the rear of the property and the South Bay. Overhead light, radiator and laminate flooring.

## Bedroom 1 13'9" x 11'5" (4.21 x 3.5)

Double bedroom with window overlooking the front of the property and towards the North Bay. Overhead light, dado rail and radiator.

## Bedroom 2 10'6" xx 7'3" (3.21 xx 2.22)

Window overlooking front of the property and towards the North Bay. Overhead light, dado rail and radiator.

## Bathroom 10'11" x 3'11" (3.35 x 1.21)

3 piece bathroom suite with electric shower and glass screen. Overhead light, radiator and laminate flooring. Extractor fan

## Tenure

The property is Leasehold with a share in the Freehold. The block is managed by the Freehold Management Company and the maintenance fees are currently £70 per month.

## Directions

What 3 Words

Cards.Moving.Cling

## Area Map

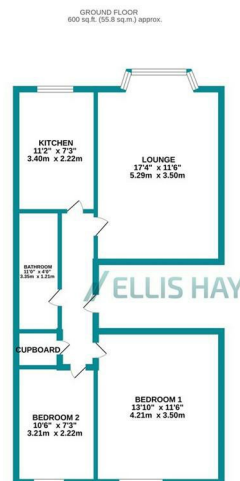


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Council Tax Band: A

## Tenure: Leasehold - Share of Freehold



GROUND FLOOR  
600 sq ft. (55.8 sq m.) approx.

TOTAL FLOOR AREA: 600 sq ft. (55.8 sq m.) approx.

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