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Sales, 13a The Crescent, Scarborough

Guide Price £185,000



13a The Crescent

- TWO BEDROOM FREEHOLD BASEMENT LEVEL FLAT
- LOCATED WITHIN SCARBOROUGH TOWN CENTRE
- SPACIOUS LOUNGE WITH FIREPLACE
- FITTED KITCHEN
- GARDENS TO THE FRONT AND REAR

We are delighted to present this charming two bedroom basement level flat, ideally situated within the vibrant heart of Scarborough town centre. This well-proportioned property offers a spacious lounge with a feature fireplace, creating a warm and inviting atmosphere perfect for relaxing or entertaining guests. The fitted kitchen provides ample storage and workspace, making it both practical and stylish for modern living. Both bedrooms are generously sized, offering comfortable accommodation and flexibility for a variety of lifestyles, whether you are seeking a peaceful retreat or a convenient base close to local amenities.

Outside, the flat benefits from its own garden area, a rare find for a town centre property. This outdoor space offers the perfect setting for enjoying a morning coffee, alfresco dining, or simply unwinding in the fresh air. The central location means you are just moments from Scarborough's shops, cafes, and transport links, ensuring everything you need is within easy reach. This property truly combines the best of town centre living with the added bonus of outdoor space. Early viewing is highly recommended to fully appreciate all that this delightful flat has to offer.

Council Tax band: B

Tenure: Freehold





BASEMENT LEVEL

Front Entrance

16' 1" x 6' 3" (4.90m x 1.90m)

Storage/Cellar

16' 5" x 4' 7" (5.00m x 1.40m)

Living Room

19' 0" x 16' 1" (5.80m x 4.90m)

Bedroom One

15' 5" x 14' 9" (4.70m x 4.50m)

Shower Room

6' 11" x 5' 11" (2.10m x 1.80m)

Kitchen

12' 2" x 7' 10" (3.70m x 2.40m)

Bedroom Two

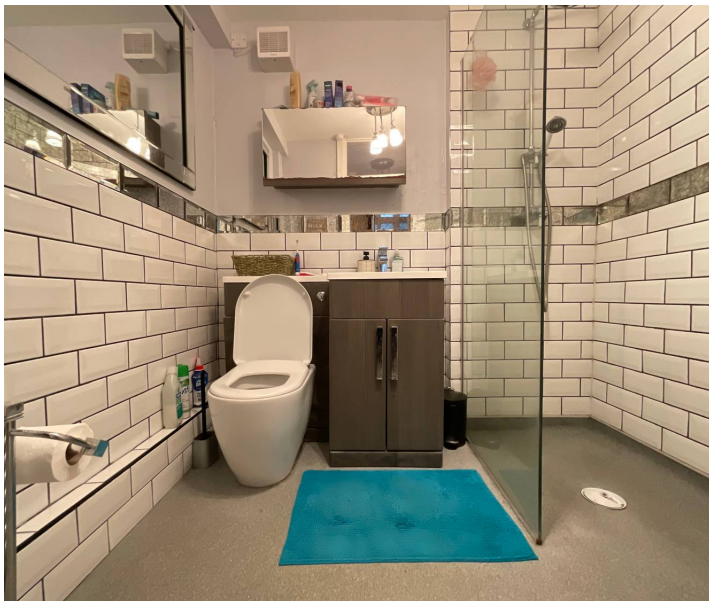
11' 6" x 9' 10" (3.50m x 3.00m)

HMRC

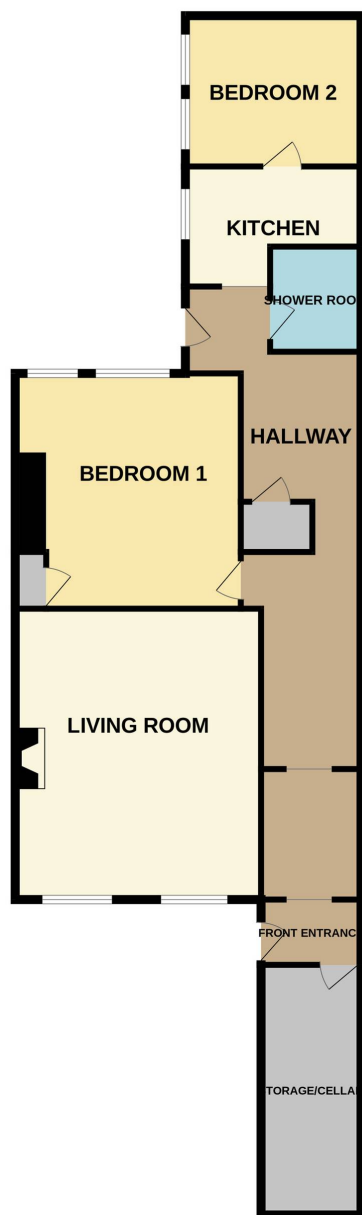
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office

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 £1850 per year with Nicholsons. We have also been informed by the owner that pets and residential letting is allowed but not holiday letting.



BASEMENT LEVEL
1169 sq.ft. (108.6 sq.m.) approx.



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 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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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