



## Flat 1 Weydale House Weydale Avenue, Scarborough, YO12 6AH

Offers In The Region Of £132,500

- Two bedrooms
- Spacious living room
- Off-street parking
- Separate fitted kitchen
- Ground floor with level access
- Close to amenities of North Bay.

# Flat 1 Weydale House Weydale Avenue, Scarborough YO12 6AH

Well-presented two bedroom ground floor apartment set within a quiet, well-maintained development. Offering balanced accommodation throughout, the property features a spacious living/dining room with garden outlooks, separate fitted kitchen, two good-sized bedrooms and a family bathroom. Further benefits include communal gardens and off-street parking. Ideal for first-time buyers, downsizers or investors.



Council Tax Band: A



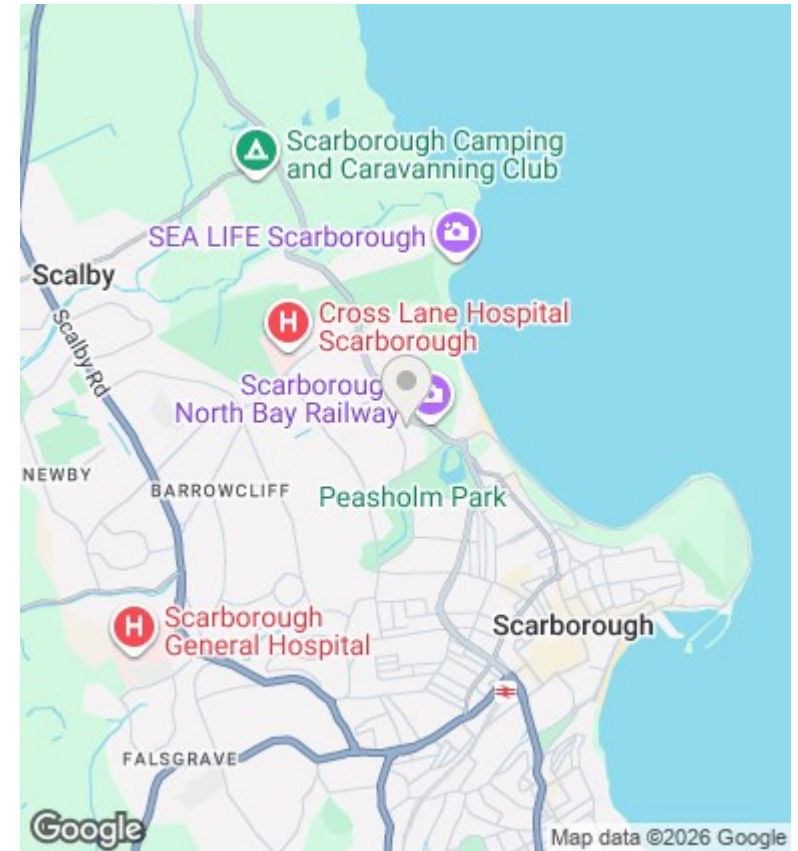
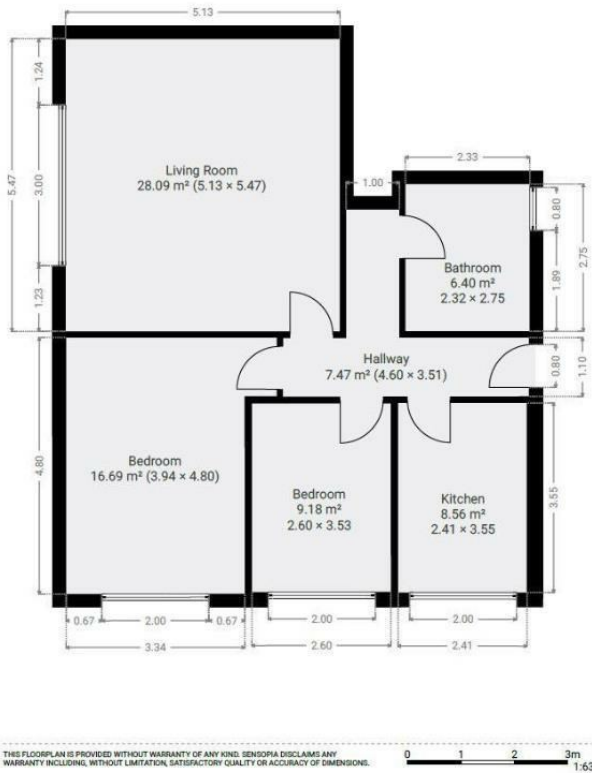
Situated within a well-maintained development, this spacious two-bedroom ground floor flat offers bright and well-balanced accommodation throughout, ideal for first-time buyers, downsizers or investors alike.

The property opens into a central hallway providing access to all principal rooms. The generous living room is a standout feature, offering ample space for both seating and dining areas, with large windows allowing in an abundance of natural light and pleasant outlooks over the communal gardens.

The separate kitchen is neatly arranged with a range of fitted units and worktops, providing practical space for everyday cooking. There are two bedrooms, including a particularly spacious principal bedroom and a second bedroom ideal for guests, a home office or nursery. A family bathroom completes the accommodation.

Externally, the property benefits from well-kept communal gardens and off-street parking. The building itself has a traditional character and sits within a quiet residential setting.





## Directions

## Viewings

Viewings by arrangement only. Call 01723 377707 to make an appointment.

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	