



25 West Street, Scarborough, YO11 2QR

Guide Price £85,000

- Ideal First-Time Buy, Investment or Downsizing Opportunity
- Excellent South Cliff location
- Well-Proportioned Rooms Throughout
- Recently Fitted Modern Kitchen
- Integrated Hob, Oven & Fridge Freezer
- Chain Free Purchase
- 2 beds with scope for refurbishment
- Bathroom Suite
- Ability to Add Value

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An excellent opportunity to acquire a spacious freehold two bedroom lower ground floor flat offering generous accommodation and fantastic potential. Featuring a large bay-fronted lounge with character fireplace, a recently fitted kitchen with integrated appliances, a double bedroom with dressing room, and well-proportioned living space throughout, the property provides an ideal canvas for buyers looking to add their own style. Conveniently located and offered with freehold tenure, this property is perfectly suited to first-time buyers, downsizes and investors alike.



Council Tax Band: A



Situated in a convenient residential location, this spacious 2 bedroomed freehold lower ground floor flat offers an excellent opportunity for owner-occupiers, investors or those seeking a property with potential to personalise and enhance.

The accommodation is accessed via an entrance lobby leading into a central hallway. The generously proportioned bay-fronted lounge is a particular feature of the property, offering ample living space and benefitting from an attractive fireplace that provides a focal point to the room.

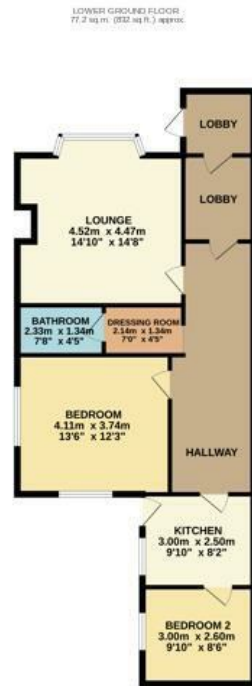
The kitchen has recently been updated and is fitted with a range of modern units incorporating a new integrated hob and oven, together with an integrated fridge freezer. The layout provides practical workspace and storage, making it well suited for everyday living.

The property offers a spacious double bedroom with a useful built-in cupboard housing the gas-fired combination boiler. Adjoining the bedroom is a dressing room, providing additional storage space and flexibility of use. There is also an additional single bedroom. The bathroom is fitted with a bath, wash hand basin and WC.

While the property would benefit from some cosmetic improvement in places, it presents an excellent opportunity for purchasers to add their own style and create a comfortable home. With generous room sizes, a recently fitted kitchen and freehold tenure, this property represents an attractive proposition for a variety of buyers.

Viewing is highly recommended to fully appreciate the size, layout and potential this lower ground floor flat has to offer.





TOTAL FLOOR AREA: 77.2 sq.m. (253 sq.ft.) approx.
Measurements are approximate. Take as guide. Not for construction purposes only.
Based on Ordnance Survey data.



Viewings

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

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC