



11 Weydale House Weydale Avenue, Scarborough, YO12 6AH

Asking Price £89,950

- TWO BED SECOND FLOOR FLAT
- UPVC DOUBLE GLAZING
- NO ONWARD CHAIN
- PRIVATE OFF STREET PARKING
- CLOSE TO LOCAL AMENITIES AND ATTRACTIONS
- FREEHOLD
- GAS CENTRAL HEATING
- MINOR RENOVATION PROJECT
- MAINTENANCE CHARGE £797.97 PER ANNUM

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ANDREW COWEN ESTATE AGENTS welcomes to the market this **SPACIOUS TWO BEDROOM SECOND FLOOR FLAT** located not far from **SCARBOROUGH'S NORTH BAY BEACH** and convenient local amenities. Offers natural light in all rooms, **GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT**, with the added bonus of **PRIVATE OFF STREET PARKING**, which is a valuable asset in the area. This flat presents an exciting opportunity for those seeking a minor renovation project. **WITH NO ONWARD CHAIN.**



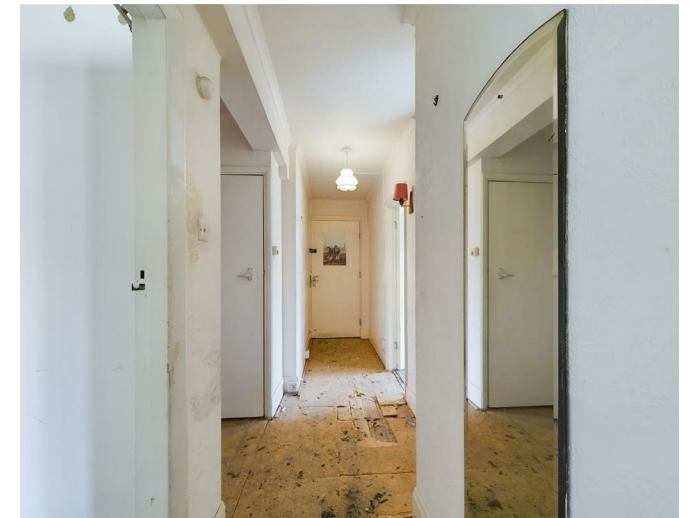
Council Tax Band: A

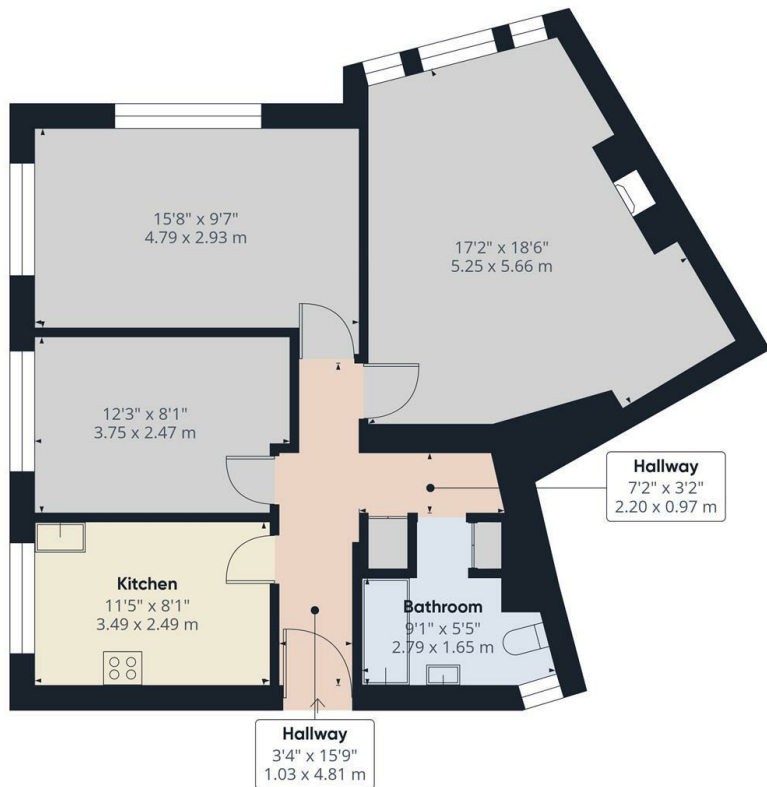


The property itself comprises; a spacious inner hall which leads into; a separate kitchen area with a selection of base units in need of some modernisation, two good sized double bedrooms a spacious living area and a three piece family bathroom. This property also boasts distant views towards Scarborough Castle.

Situated in a popular residential area to the North of Scarborough, the flat is located in close proximity to various local amenities, public transport links, Peasholm Park and boating lake, the Open Air Theatre, North Cliff Golf Club and Alpamare Water Park.

With vacant possession and no onward chain, this property is ready for you to make your mark. Whether you are an experienced renovator or a first-time buyer eager to transform this flat into your home, this property offers the perfect canvas. Embrace the potential of this Scarborough gem and turn it into a residence tailored to your tastes. Don't miss out on this opportunity to invest in a property with great potential. CALL NOW AND BOOK A VIEWING ON 01723 377707.



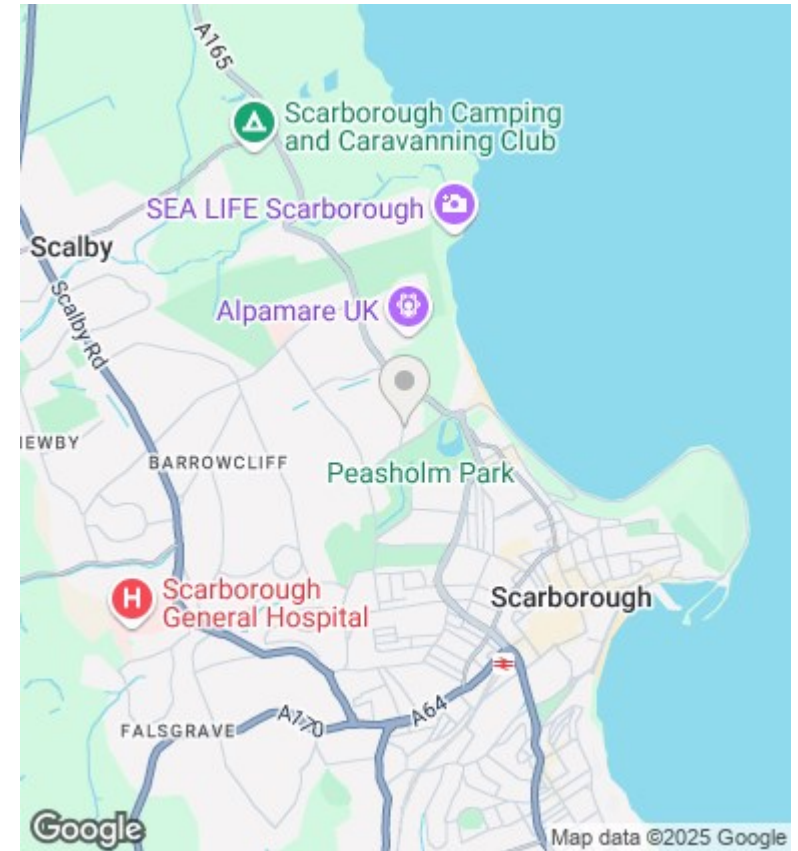


Approximate total area⁽¹⁾
750.25 ft²
69.7 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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