ANDREW COWEN

8 Givendale Court, Givendale Road, Scarborough, YO12 6LB

Guide Price £120,000

- *Two-bedroom turn key duplex apartment arranged over two floors.*
- *Modern fitted kitchen with small balcony to the rear.*
- *Walking distance to the Open Air Theatre and Peasholm Park.*
- *Spacious lounge with access to a private balcony.*
- *Contemporary bathroom.*
- *Close to a local parade of shops, cafés and everyday amenities.*
- *Large principal bedroom on the second floor.*
- *Sought-after North Bay location.*
- *Ample unrestricted on-street parking nearby.*

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8 Givendale Court, Scarborough YO12 6LB

A beautifully presented and spacious two-bedroom duplex apartment in the highly sought-after North Bay area of Scarborough. Arranged over two floors, the property has been fully redecorated and newly carpeted throughout, creating a stylish, move-in-ready home. The modern fitted kitchen includes an integrated fridge/freezer, washing machine and tumble dryer, all included within the sale, while a brand-new fire-compliant entrance door, installed in April 2026, provides added peace of mind. Further benefits include two private balconies, excellent storage, ample unrestricted on-street parking, and an enviable location close to the Open Air Theatre, Peasholm Park, the local parade of shops and North Bay Beach. An ideal purchase for first-time buyers, professionals, holiday home purchasers or investors alike.

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Council Tax Band: B

This beautifully presented two-bedroom duplex apartment offers spacious and versatile accommodation arranged over two floors, making it an excellent choice for first-time buyers, professionals, couples or those seeking a coastal home or holiday retreat.

Accessed via its own private entrance, the property features a generous lounge with doors opening onto a private balcony, providing a pleasant outdoor seating area. The modern fitted kitchen is well-appointed with a range of contemporary units and benefits from an integrated fridge/freezer, washing machine and tumble dryer, all of which are included within the sale. The kitchen door leads out onto a small balcony to the rear of the property. There is also a spacious double bedroom and a stylish family bathroom on this floor.

The first floor is dedicated to an impressive principal bedroom, benefitting from excellent floor space and useful eaves storage.

The apartment has been fully redecorated and newly carpeted, creating a fresh, move-in-ready interior. A brand-new flat entrance door was installed in April 2026 and complies with the latest fire safety requirements, offering added peace of mind.

Externally, the property boasts two private balconies to the front and rear, together with the advantage of ample unrestricted on-street parking nearby.

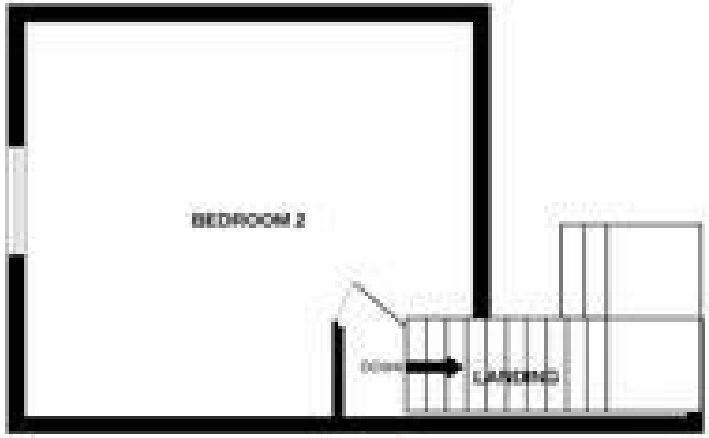
There are storage cupboards inside the flat and also an extra lockup space outside for additional items.

Ideally situated in Scarborough's sought-after North Bay, the property is just a short walk from the Open Air Theatre, Peasholm Park, the popular parade of local shops, North Bay Beach and excellent transport links, offering an enviable coastal lifestyle with a wealth of amenities close at hand.

Early viewing is highly recommended to fully appreciate the spacious accommodation, excellent presentation and superb location on offer.

GROUND FLOOR
50.4 sq.m. (542 sq.ft.) approx.

1ST FLOOR
22.7 sq.m. (244 sq.ft.) approx.



TOTAL FLOOR AREA : 73.1 sq.m. (786 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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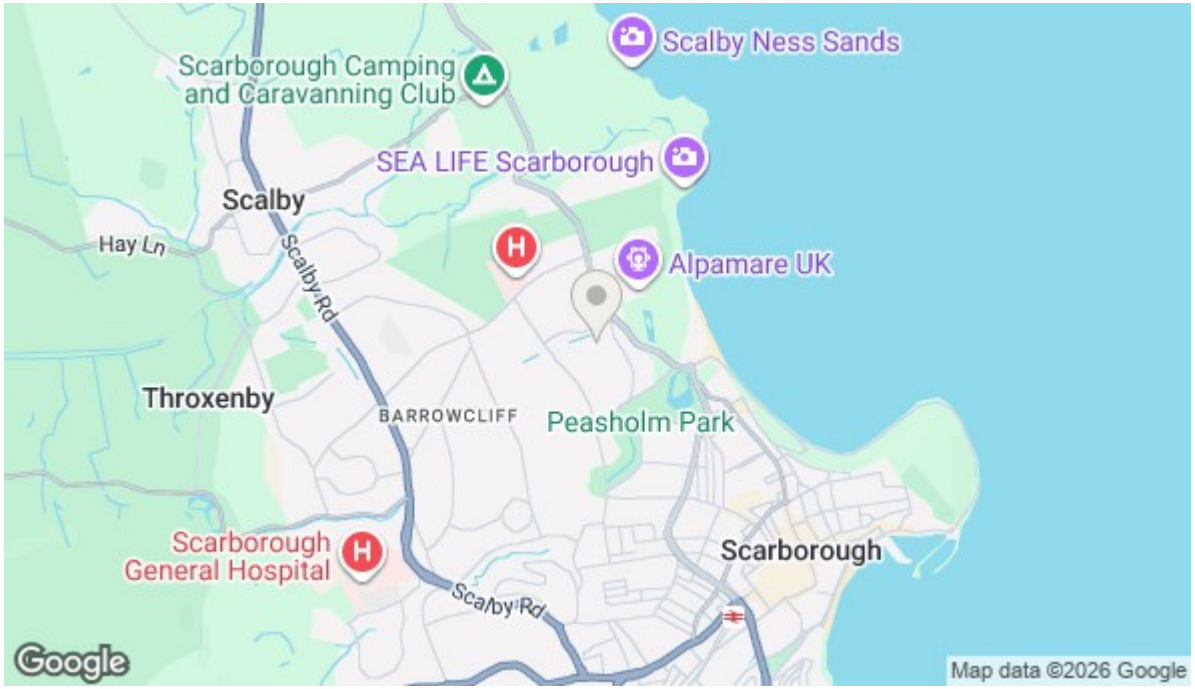

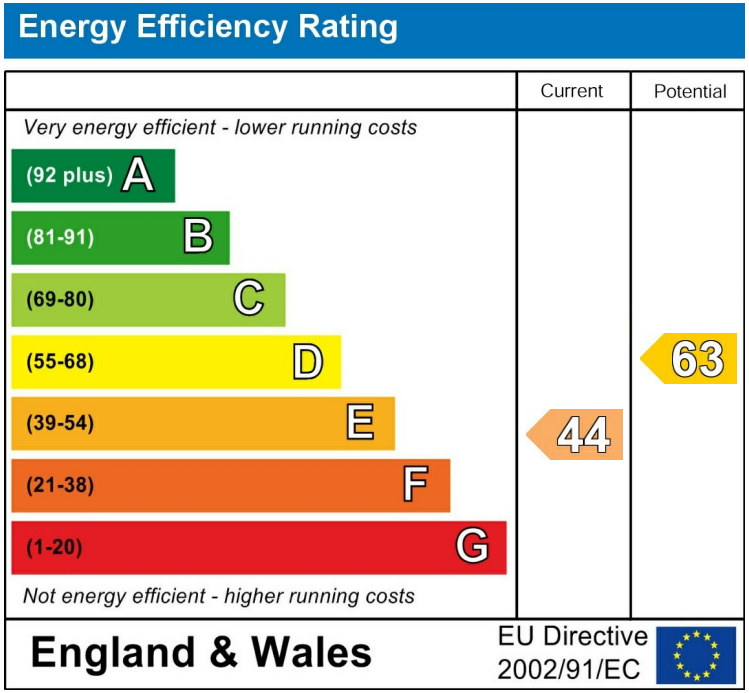

Viewings

Call the office to make an appointment today!

01723 377707

SCAN ME

View our website here!

Looking to Sell?

Book a no obligation valuation today!

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