



## *Flat 1, Woodside. Weaponnass Park, Scarborough, YO11 2UB*

*Guide Price £290,000*

- UNIQUE GROUND FLOOR APARTMENT
- WOOD PANELLED DRAWING ROOM/LOUNGE
- GAS CENTRAL HEATING
- STUNNING LEADED BAY WINDOWS
- CONSERVATORY
- SOUGHT AFTER LOCATION
- TWO BEDROOMS
- PERIOD FEATURES RETAINED
- DOUBLE GARAGE/OFF STREET PARKING

## Woodside. Weaponness Park, Scarborough YO11 2UB

Andrew Cowen Estate Agents are delighted to bring to the market this **UNIQUE TWO BEDROOM GROUND FLOOR APARTMENT** situated in the desirable Weaponness Park area of Scarborough, with **LEADED BAY WINDOWS, GAS CENTRAL HEATING, CONSERVATORY, DOUBLE GARAGE** with off-street parking and a **GENEROUS SIZED WOOD PANELLED DRAWING/LIVING and DINING ROOM**. An added bonus is the beautiful lawned garden. Don't miss out on this property book your viewing to appreciate the space and period features on offer.



Council Tax Band: E



**This spacious property briefly comprises, entrance hall leading to a good-sized, bay window double bedroom, a further double bedroom and a family bathroom with walk in double shower. A fitted kitchen with a range of wall and base units and integrated double oven and gas hob, from the kitchen through sliding doors you enter the conservatory which leads straight out to the immaculate lawned garden. The wood panelled drawing/living and dining room is a fabulous space for relaxing or entertaining family and friends.**

**Externally, the property boasts a generously sized, lawned garden, maintained to a high standard, a double garage with off street parking.**

**The property is situated in the highly desirable Weaponness area of Scarborough and is set within a secluded part of the town, however, still well placed for all your local amenities and attractions including local shops, eateries, Scarborough's South Bay beach and town centre.**

**Freehold – Managed by Walker Landray**

**Maintenance charge £561.76/pa**

**Assured lets and pets permitted. Holiday lets not permitted**

**\*All matters of tenure are subject to verification and clarification of solicitors in a contract of sale. \***

**This is a must view property, please call one of our friendly sales team to book your viewing today, 01723 377707.**





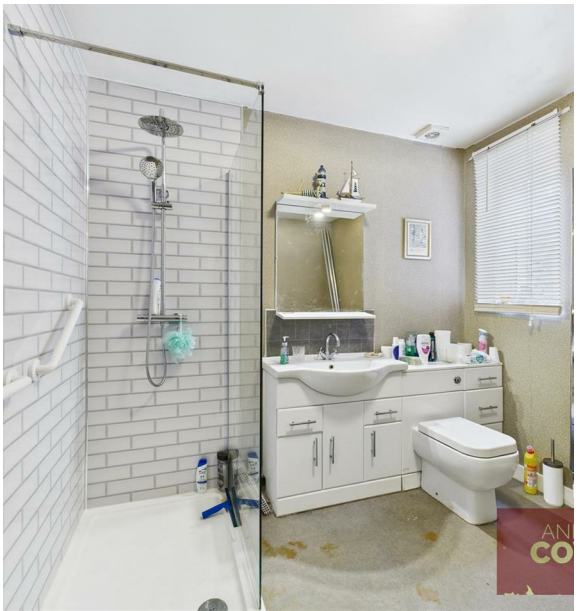
**Approximate total area<sup>(1)</sup>**

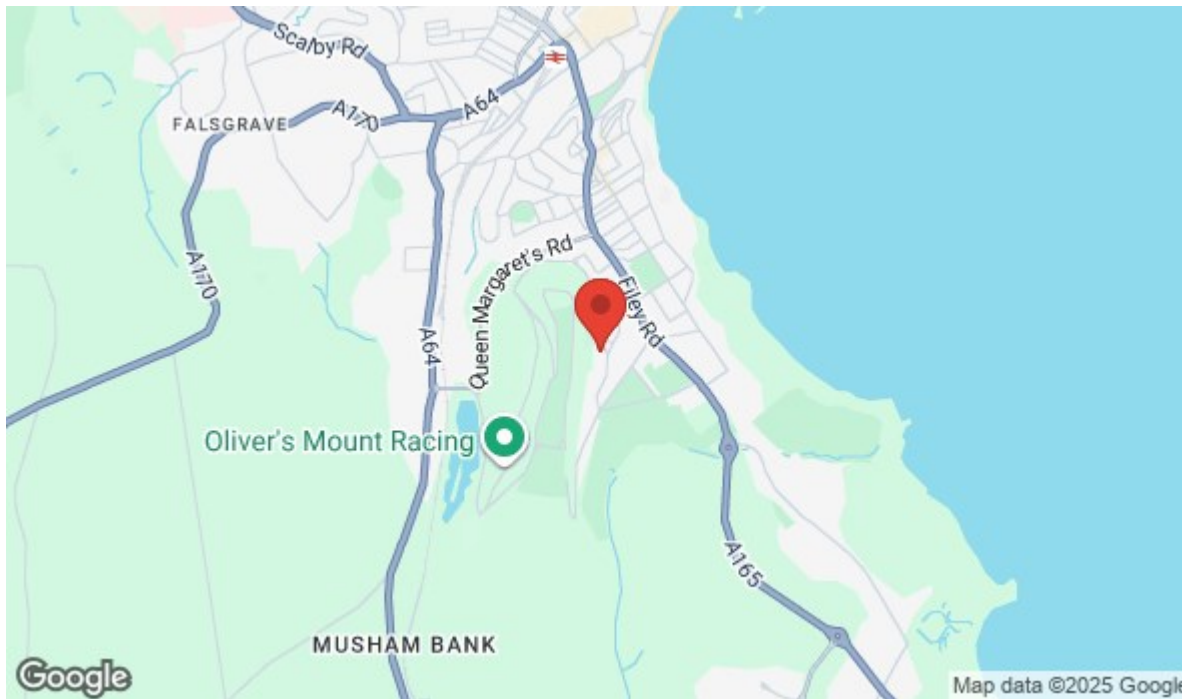
1559 ft<sup>2</sup>  
144.9 m<sup>2</sup>


(1) Excluding balconies and terraces

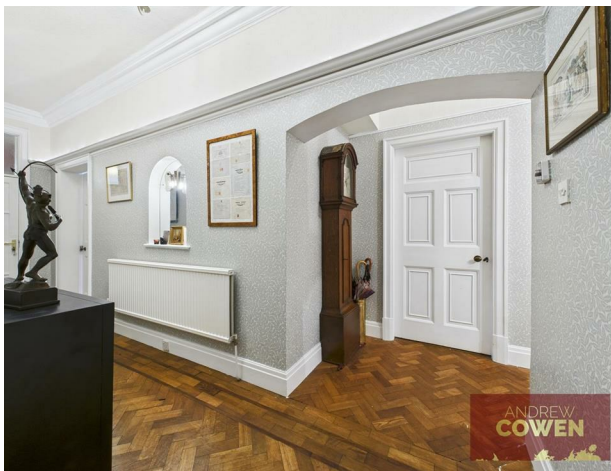
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



**Looking to Sell?**

Book a no obligation valuation today!

**01723 377707**