



2 Wasdale Manor, Weydale Avenue, Scarborough, YO12 6AL

Asking Price £155,000

- **GROUND FLOOR APARTMENT**
- **ENCLOSED BALCONY ROOM**
- **DOUBLE GLAZING**
- **BRICK GARAGE AND PARKING**
- **FITTED KITCHEN**
- **NORTH SIDE LOCATION**
- **TWO DOUBLE BEDROOMS**
- **GAS CENTRAL HEATING**

Weydale Avenue, Scarborough YO12 6AL

This wonderful, TWO bedroomed, well-maintained CHAIN FREE, FREEHOLD, GROUND FLOOR APARTMENT benefitting from OFF STREET PARKING, GARAGE, UPVC double glazing and New GAS CENTRAL HEATING. In addition there are nearby public transport links, local amenities and access to Scarborough town centre as well as the A165 Burniston/Whitby Road.



Council Tax Band: C

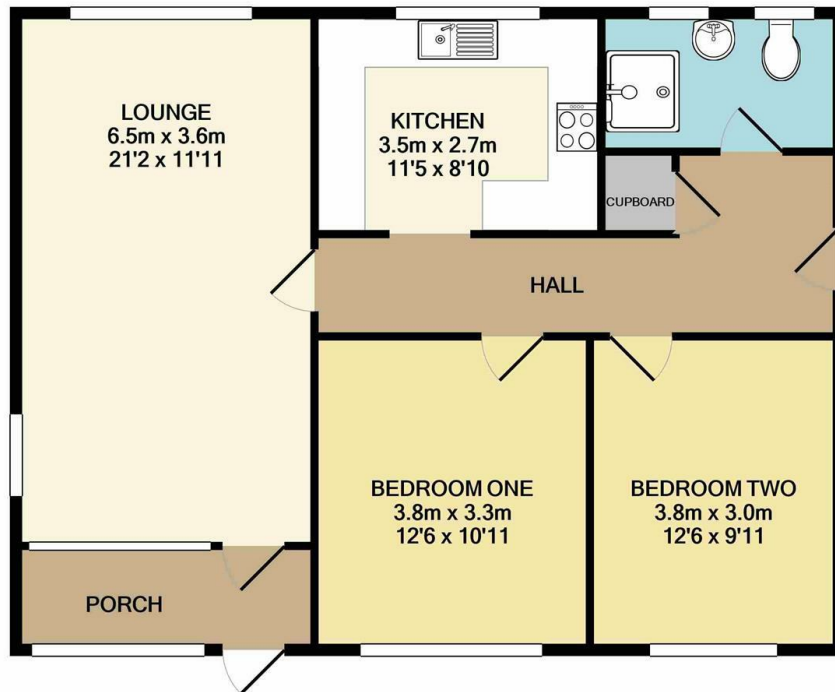


A WONDERFUL ground floor flat situated in a HIGHLY REGARDED, SOUGHT AFTER RESIDENTIAL AREA close to local amenities, public transport links and the BEAUTIFUL NORTH BAY BEACH. This would be the IDEAL PURCHASE someone looking to DOWNSIZE due to the nearby amenities, public transport links and proximity to the peaceful North Bay beach and sea, as well as being close to Peasholm Park which offers a boating lake, a putting green and a champion tree walk, the Open Air Theatre, the Sea Life Centre, and less than one mile to the Scarborough North Cliff Golf Club. What more could a buyer want, located in a quieter part of Scarborough yet still close to local attractions and amenities with plenty to do on your doorstep.

From the communal hallway the property comprises a spacious inner hall which all accommodation is accessed which includes; a good sized shower / wet room, two double bedrooms, a separate fitted kitchen and a spacious lounge with access to an enclosed porch area with access to the communal garden. The property benefits from full UPVC double glazing, gas central heating off street parking and a garage.

Call our experienced sales team on 01723 377707 to arrange your viewing.





TOTAL APPROX. FLOOR AREA 77.0 SQ.M. (829 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Directions

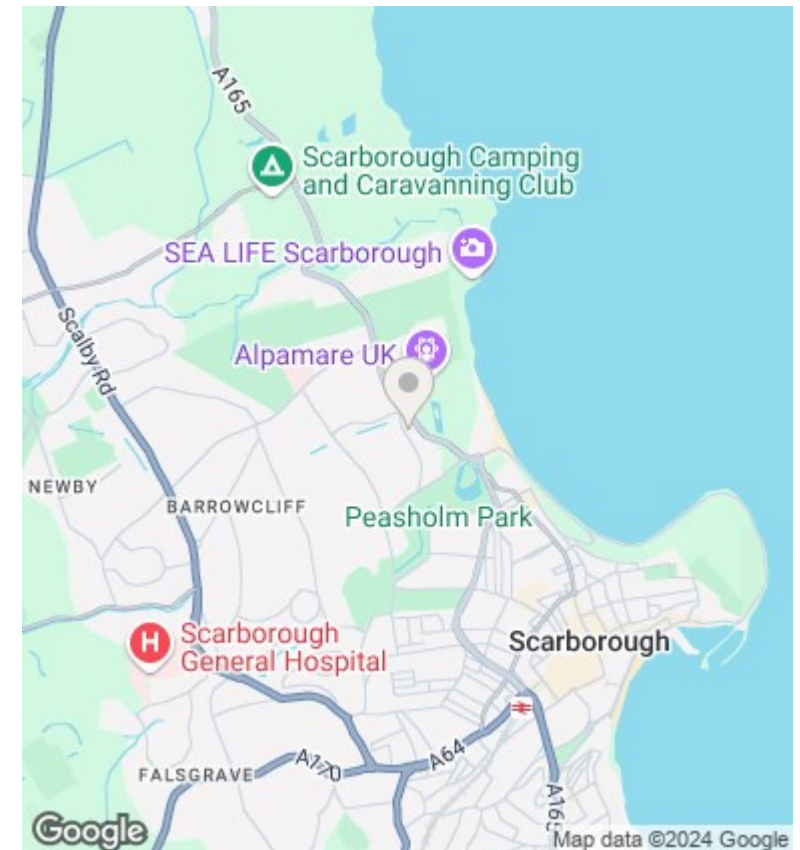
1 Harcourt Place, Scarborough, North Yorkshire, YO11 2EP
01723 377707

Viewings

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

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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