ANDREW COWEN

Flat 2 Park Villa, 34 Valley Road Valley Road, Scarborough, YO11 2LU

Offers In The Region Of £120,000

- *FIRST FLOOR MAISONETTE*
- *SNUG AREA*
- *ADDITIONAL LOFT SPACE FOR STORAGE FACILITIES*
- *TWO GOOD SIZED BEDROOMS*
- *DESIRABLE SOUTH SIDE LOCATION*
- *BENEFITTING FROM A NEW ROOF 2024*
- *LARGE BAY WINDOW LOUNGE*
- *CLOSE TO AMENTIES AND THE SOUTH BAY BEACH*
- *ELECTRIC HEATING*

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

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www.andrewcowen.com

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Andrew Cowen Estate Agents proudly present to the market thIs GENEROUSLY SIZED, FIRST FLOOR MAISONETTE situated on the SOUTH SIDE OF SCAROROUGH, close to a NUMBER OF LOCAL AMENITIES and THE SOUTH BAY BEACH. The property offers a BAY WINDOW LOUNGE, TWO GOOD SIZED BEDROOMS and an ADDITIONAL 'SNUG' AREA. This property would appeal to a NUMBER OF BUYERS, including those looking for a SECOND HOME.

2 1 1 E

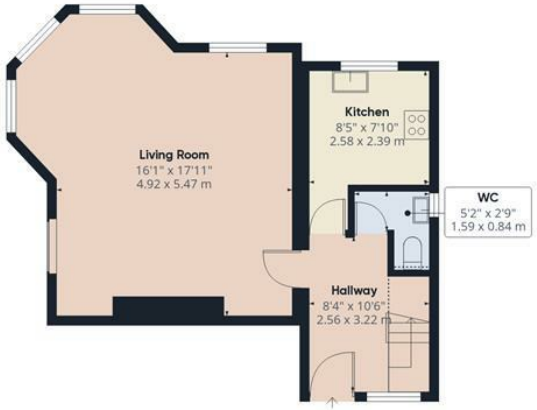
Council Tax Band: A

This property comprises in brief; entrance hallway providing access into the spacious, bay window living area with feature fireplace. There is a fitted kitchen with a range of base and wall units, as well as a three piece, family bathroom suite and a separate W/C. There is an additional snug area, two generously sized bedrooms and a further loft space, perfect for storage purposes.

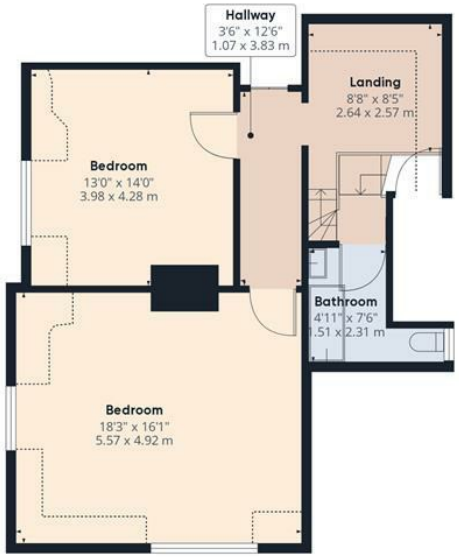
Situated on the South Side of Scarborough this property benefits from being located near a wealth of amenities including local shops, the Railway Station, the Town Centre and the South Bay Beach offering amusements and restaurants.

Viewing is essential to appreciate the space, position and location that this fantastic apartment has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!

*The maintenance fee for 2025 is £918.70 approximately and no ground rent. Yes to lets, no to pets and holiday lets. *all matters of tenure are subject to verification and clarification of solicitors in a contract of sale.**



Floor 0



Floor 1

ANDREW COWEN
SALES - LETTINGS - MANAGEMENT

Approximate total area(1)

1134.19 ft²

105.37 m²

Reduced headroom

113.45 ft²

10.54 m²

(1) Excluding balconies and terraces

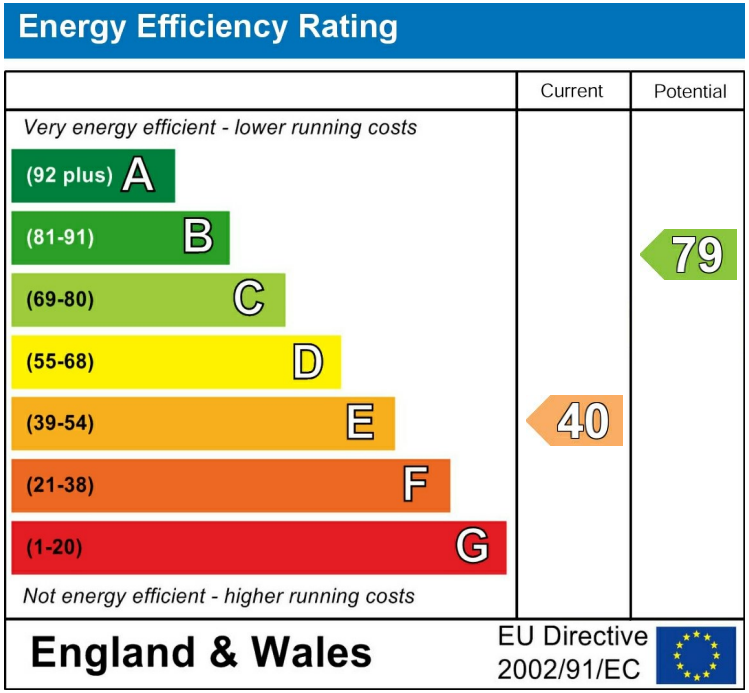
Reduced headroom

..... Below 5 ft/1.5 m

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



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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