



Flat 1A, 17 South Street, Scarborough, YO11 2BP

Offers In The Region Of £75,000

- Well-presented one-bedroom apartment
- Double bedroom
- Recessed lighting
- Practical and well-planned accommodation
- Contemporary shower room
- Ideal home, investment or coastal base
- Separate modern fitted kitchen
- Stylish modern décor
- Currently used as a holiday let

17 South Street, Scarborough YO11 2BP

A stylish and well-presented one-bedroom ground floor apartment offering approximately 357 sq ft (33.1 sq m) of thoughtfully arranged accommodation. The property features a comfortable living and dining area, separate modern fitted kitchen, double bedroom and contemporary shower room. Finished in good decorative order throughout, this appealing apartment would make an ideal home, investment or coastal base.



Council Tax Band: A



A stylish and well-presented one-bedroom ground floor apartment, offering contemporary accommodation with a smart, modern finish throughout. With an approximate internal area of 357 sq ft (33.1 sq m), the property has been thoughtfully arranged to make excellent use of the available space and would make an appealing home, investment or coastal base. The property is also conveniently situated within close vicinity of The Spa and South Bay beaches.

The accommodation is approached via an entrance hallway which leads through to the principal rooms. At the heart of the apartment is a comfortable living room, providing an inviting space in which to relax and incorporating a dedicated dining area. A striking blue feature wall, wood-effect flooring and recessed lighting give the room a contemporary feel, while there is ample space for both lounge and dining furniture.

The main living space and bedroom form part of a single-storey extension, free from any upper floors, helping to create a peaceful and private setting in which to relax.

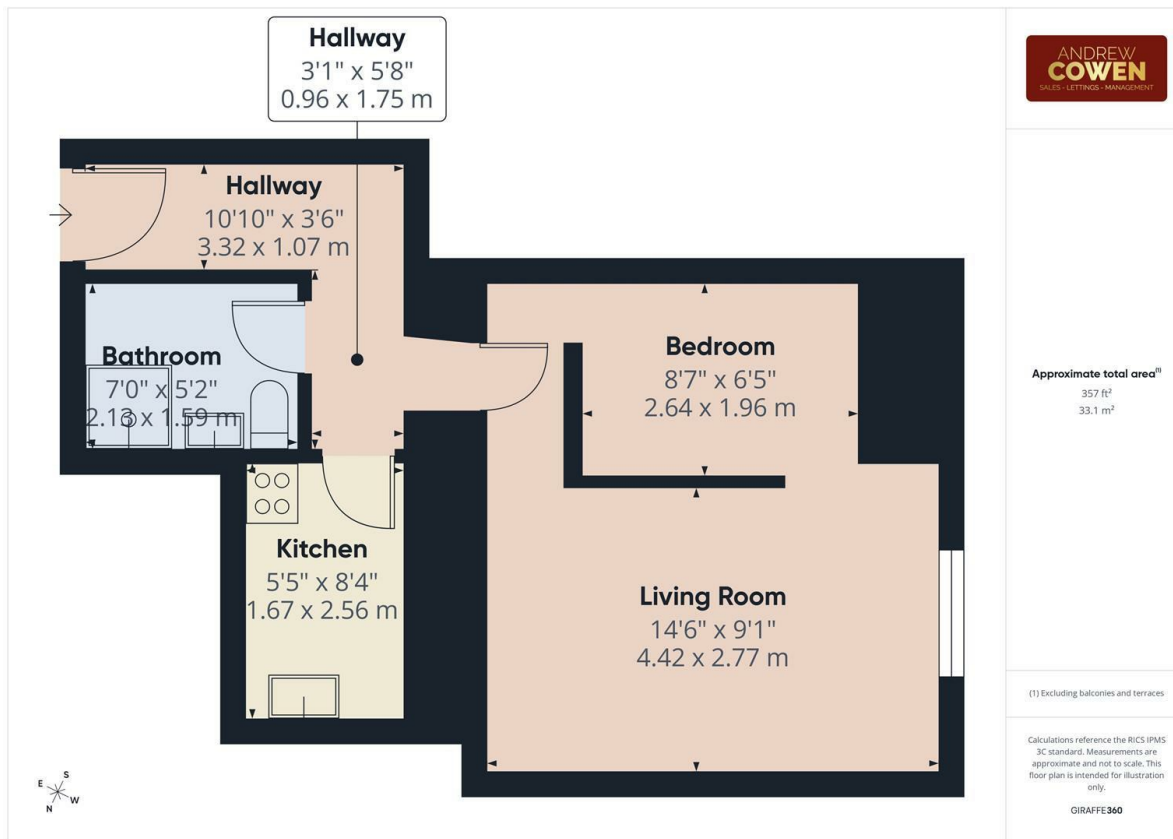
The separate fitted kitchen is finished with a range of crisp white wall and base units complemented by dark work surfaces and an attractive tiled splashback. Integrated and freestanding appliances are accommodated within the practical layout, with an electric hob, extractor and washer dryer amongst the fittings shown.

The double bedroom is positioned off the living accommodation and provides a private sleeping area, while the modern shower room is attractively finished with Travertine tiling. It comprises a curved glazed shower enclosure, wash hand basin and WC, together with a heated towel rail.

The apartment also benefits from a useful entrance hallway and additional circulation space, helping to create a practical separation between the living and ancillary accommodation.

Presented in good decorative order and with a smart, modern interior, this is an attractive and conveniently arranged apartment that is ready to enjoy, with the added appeal of its proximity to The Spa and South Bay beaches.





Viewings

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

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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		