



## Cliff Bridge Place, Scarborough, YO11 2EZ

Located in the heart of Scarborough's vibrant town centre, this well-presented ground floor one-bedroom flat offers an excellent opportunity for first-time buyers, downsizers, or investors alike.

Guide Price £55,000



## KITCHEN/LIVING ROOM

4.32 x 4.39 (14'2" x 14'4")

## BEDROOM

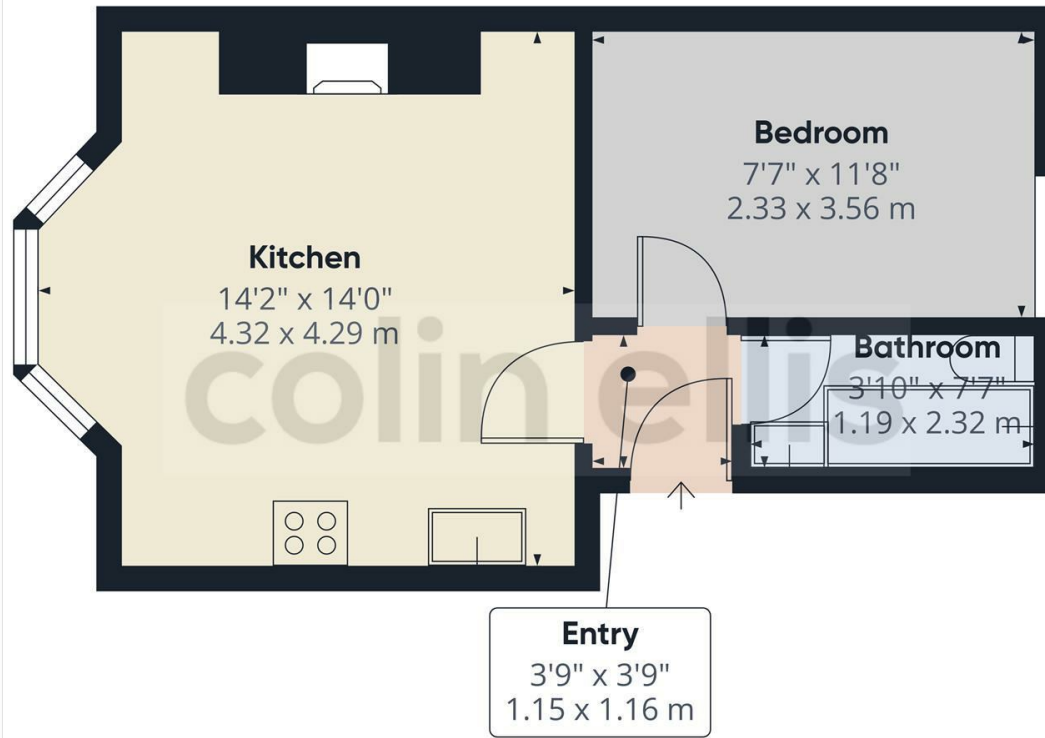
2.33 x 3.55 (7'7" x 11'7")

## BATHROOM

1.19 x 2.32 (3'10" x 7'7")







Approximate total area<sup>(1)</sup>  
307 ft<sup>2</sup>  
28.6 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

**Cliff Bridge Place - 18737279**

**Council Tax Band - A**

**Tenure - Freehold**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

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>		
(55-68) <b>D</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	



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