



## Flat 1 3 Cromwell Terrace

Scarborough, YO11 2DT

Guide Price £110,000



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## Flat 1, 3 Cromwell Terrace

Ellis Hay are delighted to bring to the market this well-positioned ground floor flat, ideally located close to a wide range of local shops and amenities, with Scarborough town centre just a short distance away. The property also benefits from being within easy walking distance of South Bay beach, amusements and a variety of popular restaurants.

The accommodation briefly comprises a lounge, two bedrooms, a kitchen, utility room and bathroom, offering practical and comfortable living space throughout.

To the rear, the property enjoys a private garden complete with a greenhouse and additional outside storage, providing valuable outdoor space rarely found with properties of this type.

A property not to be missed. Please contact our friendly sales team on 01723 350077 to arrange a viewing.

### Lounge

17'0" x 14'5" (5.20 x 4.41)

### Kitchen

12'9" x 5'10" (3.90 x 1.79)

### Bedroom 1

6'1" x 12'7" (1.86 x 3.84)

### Bedroom 2

5'8" x 10'2" (1.75 x 3.10)

### Utility Room

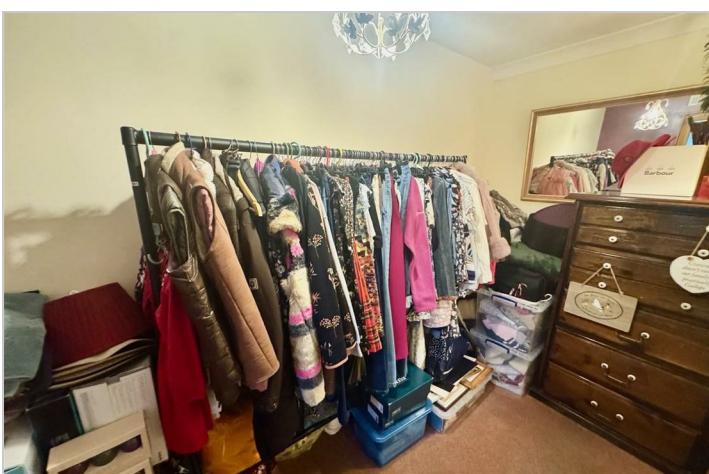
5'10" x 2'9" (1.79 x 0.84)

### Bathroom

5'10" x 6'5" (1.79 x 1.98)

### Directions

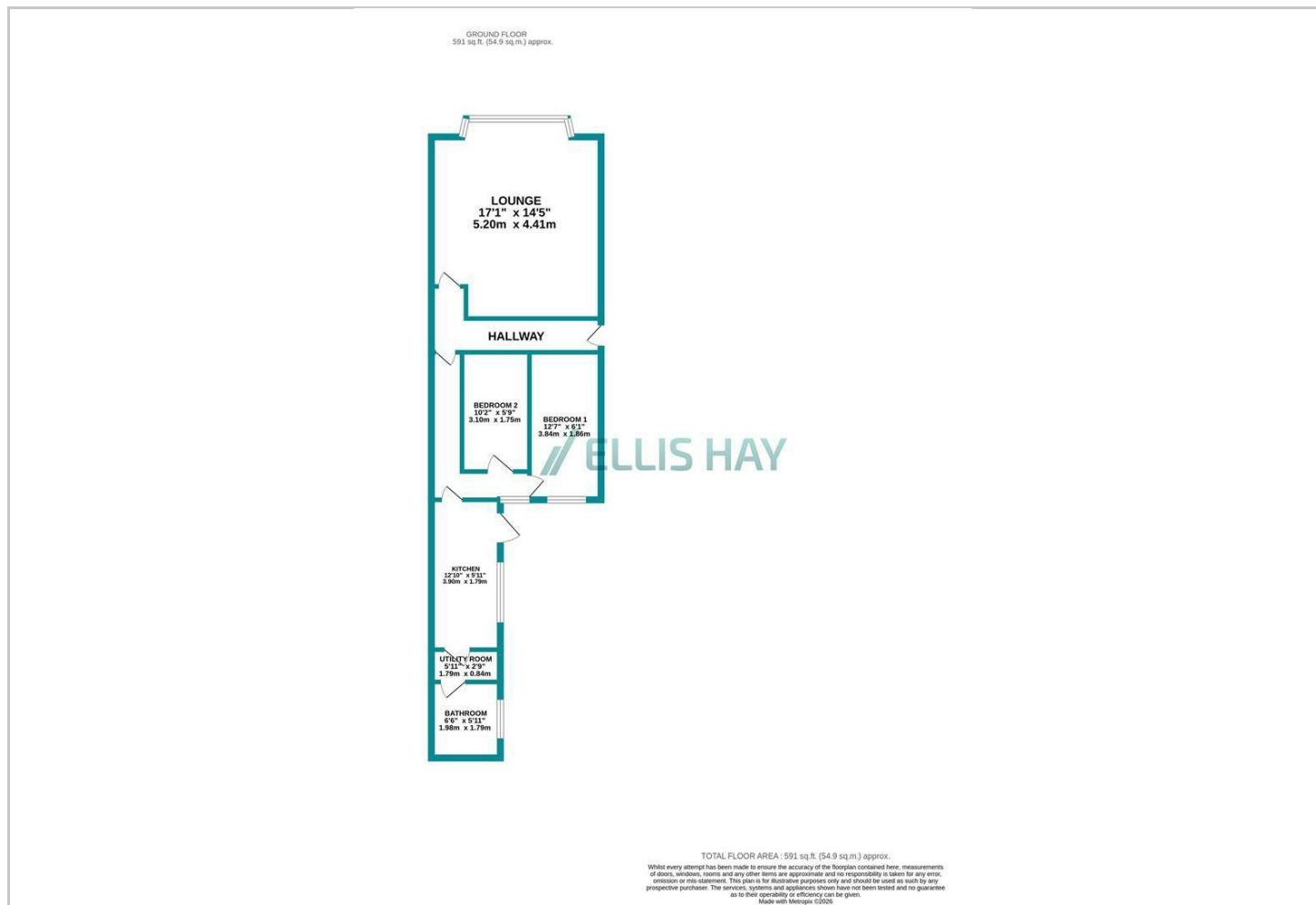
What 3 Words  
Garage.being.store



## Hybrid Map



## Floor Plan



## Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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