



## Flat 4 29 West Street

Scarborough, YO112QR

Guide Price £85,000



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## Flat 4 29 West Street

Ellis Hay are delighted to bring to the market this one-bedrooomed flat on Scarborough's sought-after South Cliff.

The property is ideally located close to the Esplanade, Scarborough town centre, shops, restaurants, coastal bus routes, offering a highly convenient and ideal location.

When briefly described the flat comprises a open-plan kitchen and living area on the ground floor, on the first floor a bathroom with separate WC, and a spacious bedroom occupying the entire second floor, providing a comfortable and private living space.

Offered as freehold, this property is an ideal opportunity for first-time buyers or investors alike.

Call our friendly sales team on 01723 350077 to arrange a viewing today.

### Living Room

13'1" x 9'10" (4.00 x 3.00)

### Kitchen

9'10" x 6'10" (3.00 x 2.10)

### Bathroom

6'5" x 5'4" (1.98 x 1.65)

### WC

3'8" x 5'4" (1.12 x 1.65)

### Bedroom

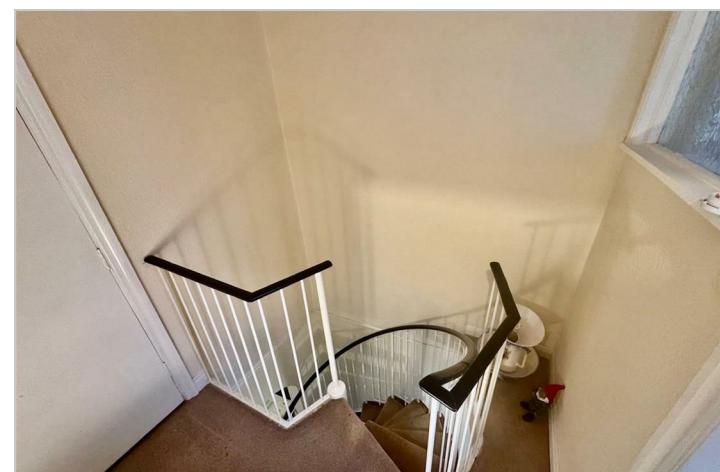
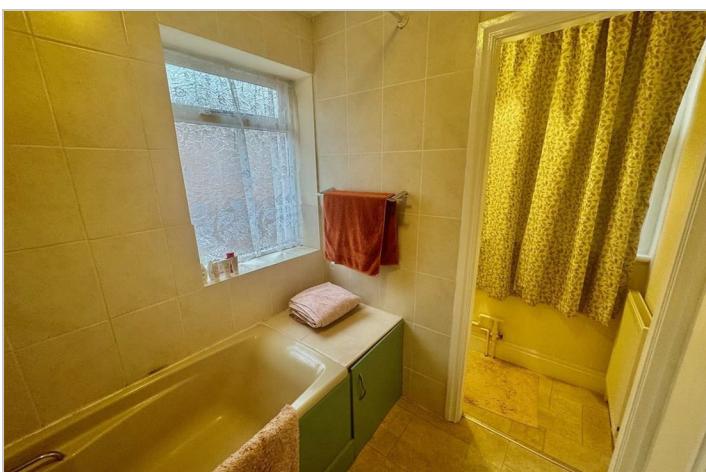
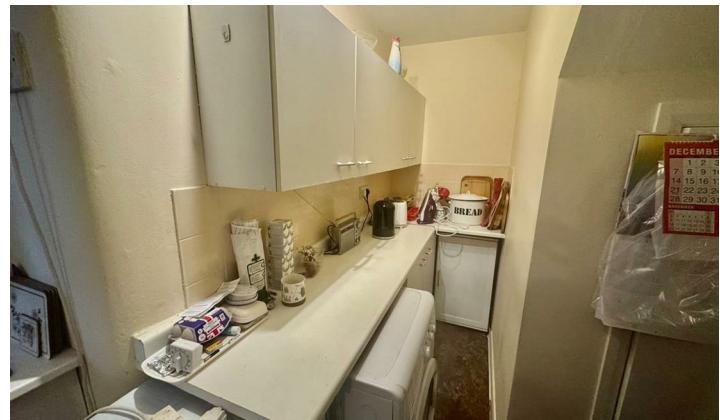
13'1" x 9'10" (4.00 x 3.00)

### Tenure

We are advised by the owner that the property is Freehold. The block is managed by Nicholson's and the the yearly maintenance fees are £890.50 paid monthly.

### Directions

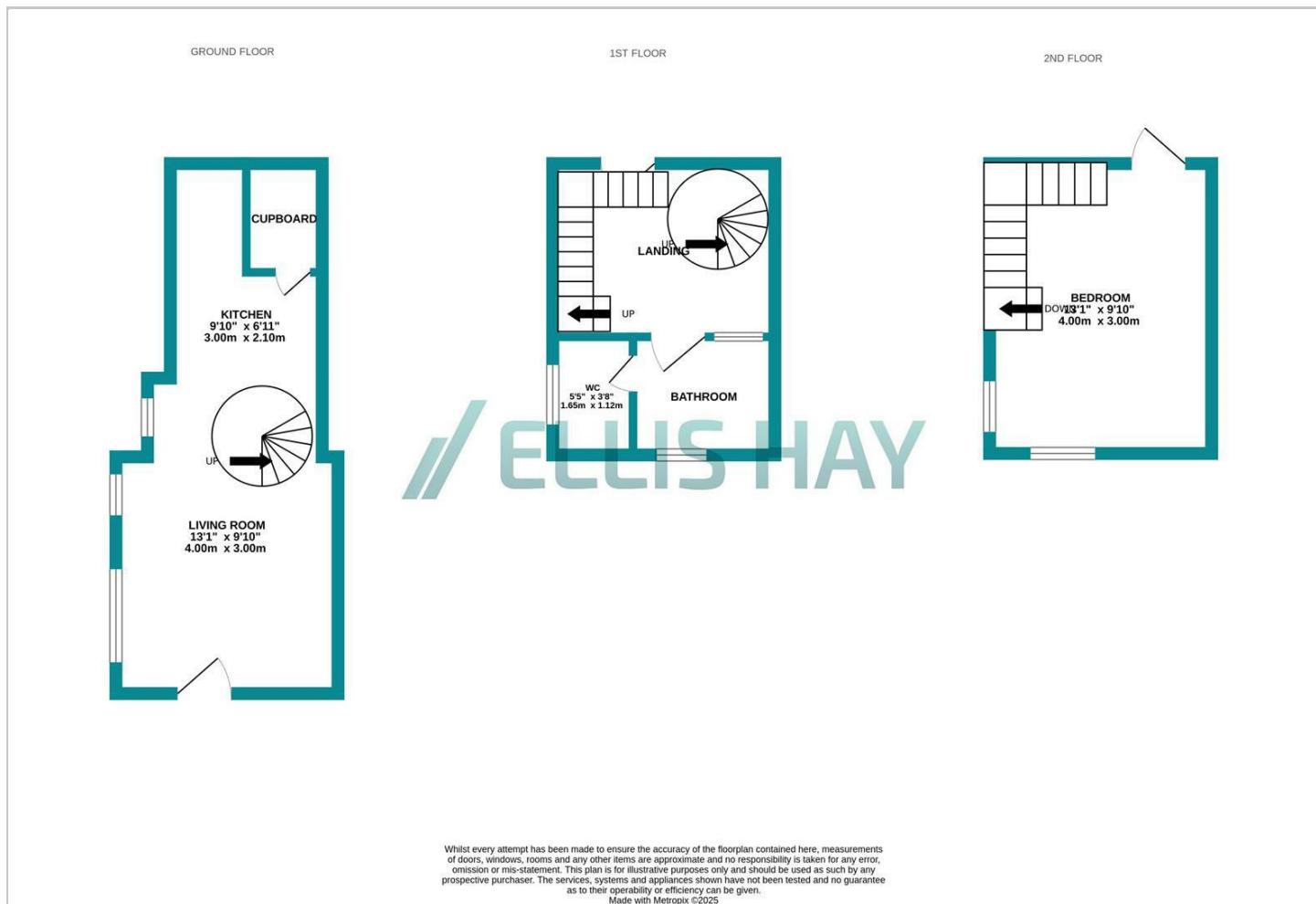
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## Hybrid Map



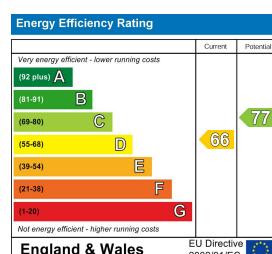
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.