



Bedale Court Givendale Road

Scarborough, YO12 6LD

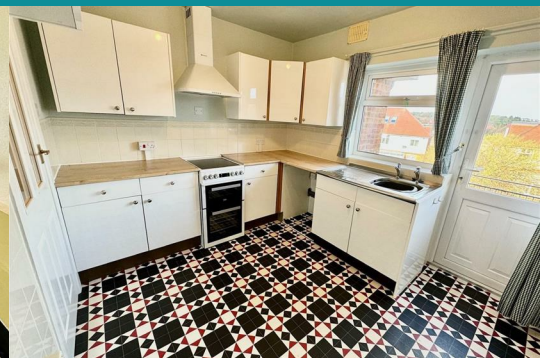
Guide Price £125,000



We are delighted to offer to the market this 2-bedroom flat situated on the ever popular NORTH SIDE of Scarborough, this property offers excellent access to local amenities and attractions including Peasholm Park, Scarborough Open Air Theatre, Alpamare Water Park, local shops, mini supermarkets and is a short walk away from Scarborougs North Bay Beach.

The top floor flat boasts two double bedrooms, lounge, bathroom, kitchen, boarded out private loft with electric and lighting, two outside balcony's and outside store cupboard, plus garage and off-street parking.

We highly recommend an early viewing of this property - call our friendly and experienced sales team on 01723 350077.



Hallway 13'5" x 5'2" (4.1 x 1.60)

Overhead lighting, storage cupboard and through access.

Lounge 13'1" x 12'7" (4.0 x 3.84)

Front facing UPVC window overlooking the front of the property with triple aspect views, overhead lighting, electric fire and radiator. Through door access to balcony.

Bedroom 1 12'7" x 11'10" (3.84 x 3.63)

Rear facing UPVC windows with double aspect views, overhead lighting, radiator and built in storage.

Bedroom 2 11'3" x 10'3" (3.44 x 3.13)

Front facing UPVC windows, overhead lighting, radiator and built in storage.

Kitchen 10'3" x 8'8" (3.13 x 2.65)

Range of base, drawer and overhead storage units, tiled splashback and stainless steel sink and taps. Space for free standing cooker, fridge, freezer and plumbing for washing machine. Overhead lighting and radiator.

Bathroom 9'2" x 5'3" (2.80 x 1.61)

Overhead lighting, radiator and built in storage. Toilet and basin suite with shower over bath. Tiled walls, with laminated flooring.

Outside

Path leading to front door access.
At the rear of the property is ample parking, garage and side storage.

Tenure

The property is Freehold with a deed of covenant in place between all flats. The block is managed by a local managing agent and we are advised that the annual maintenance fees are in the region of £850.

Directions

What Three Words
puppy.junior.fries

Area Map

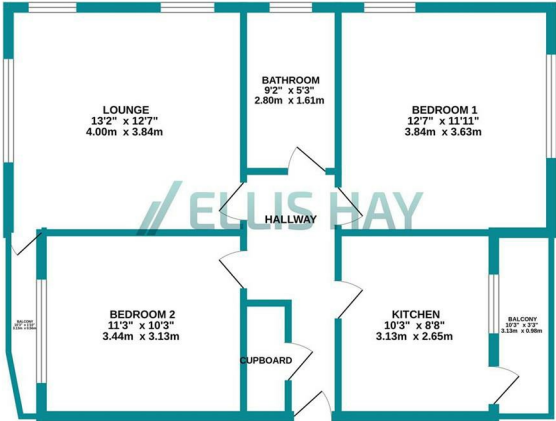


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Council Tax Band: B

Tenure: Freehold

641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 641 sq.ft. (59.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, column and wall areas are approximate and no responsibility is taken for any error, distortion or misstatement. This plan is for information purposes only and should not be relied upon by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over the years.
Drawn with AutoCAD 12/2024

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