



## 3 Queen Street

Town Centre, Scarborough, YO11 1HA

**Guide Price £63,000**



A one Bedroom Self Contained Flat on Queen Street sold with NO ONWARD CHAIN. Situated close to the TOWN CENTRE and within easy walking distance of the South Bay. With a large double bedroom, lounge/diner, kitchen and bathroom the property also benefits from storage cupboard on the communal landing which houses the gas boiler. In our opinion, this is an ideal investment property. Call us today to arrange your viewing.



## Communal Entrance

Stairs leading to the second floor.

## Private Entrance

## Hallway

### Lounge 19'1" 10'9" (5.83 3.3)

Front facing Bay window, overhead light, built in storage cupboard and fireplace.

### Kitchen 12'0" x 8'1" (3.66 x 2.48)

Range of wall and base units, built in electric oven, hob and extractor fan over. Spaces for washing machine and fridge. Overhead light, radiator, front facing window.

### Bedroom 19'1" x 12'7" (5.83 x 3.84)

With bay fronted window overlooking the front of the property, overhead light, radiator, built in storage and fireplace.

### Bathroom 10'9" x 7'1" (3.3 x 2.18)

3 piece suite with shower over bath. Radiator, overhead light, frosted window overlooking the rear of the property and velux window.

## Storage Cupboard

On the communal landing is a storage cupboard housing the gas boiler.

## Area Map

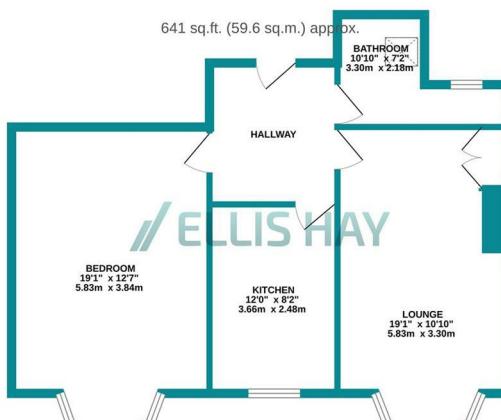


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	71	
(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: A**

**Tenure: Leasehold**



TOTAL FLOOR AREA: 641 sq.ft. (59.6 sq.m.) approx.  
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