



GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	72 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



£149,950

FLAT 3 HYTHE MANOR, 92 SCALBY ROAD, SCARBOROUGH, YO12 5QN

- First Floor Apartment
- Two Bedrooms
- Well Presented
- Gas Heating And UPVC Double Glazing

A WELL PRESENTED TWO BEDROOM, FIRST FLOOR, PURPOSE BUILT FLAT IN THIS CONVENIENT LOCATION CLOSE TO TOWN AND FALSGRAVES SHOPPING PARADE. WELL PROPORTIONED BEDROOMS, BAY WINDOWED LOUNGE, SMART KITCHEN, LARGE LOFT AND REAR BALCONY. The flat when briefly described comprises communal entrance hall, hallway, bay fronted lounge, front



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



BATHROOM
7' 2" x 4' 11" (2.18m x 1.5m)
WC

BALCONY

STORE



Property Description

MAIN DESCRIPTION

A WELL PRESENTED TWO BEDROOM, FIRST FLOOR, PURPOSE BUILT FLAT IN THIS CONVENIENT LOCATION CLOSE TO TOWN AND FALSGRAVES SHOPPING PARADE. WELL PROPORTIONED BEDROOMS, BAY WINDOWED LOUNGE, SMART KITCHEN, LARGE LOFT AND REAR BALCONY. The flat when briefly described comprises communal entrance hall, hallway, bay fronted lounge, front facing double bedroom and further rear facing double bedroom, bathroom and separate w/c, kitchen and large loft space. At the rear of the property is a balcony with access to the rear staircase with private storage cupboard.

COMMUNAL ENTRANCE HALL

HALLWAY

LOUNGE

17' 8" x 12' 1" (5.38m x 3.68m)

KITCHEN

10' 5" x 8' 6" (3.18m x 2.59m)

BEDROOM

12' 1" x 10' 9" (3.68m x 3.28m)

BEDROOM

14' 5" x 11' 5" (4.39m x 3.48m) max

