



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	50 E	
21-38	F		
1-20	G		



**£130,000**

12 HARLEY CLOSE, SCARBOROUGH, YO12 5QE

- Ground Floor Flat
- Two Bedrooms
- Private Garage
- Convenient Location

A SUPERB CONVENIENT LOCATION FOR THIS PURPOSE BUILT FREEHOLD, TWO BEDROOM, GROUND FLOOR FLAT WITH GARAGE. A RANGE OF LOCAL AMENITIES ON YOUR DOORSTEP, THIS PROPERTY WILL MAKE THE PERFECT HOME FOR A RETIRING COUPLE.



TIPPLE UNDERWOOD ESTATE AGENTS  
3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

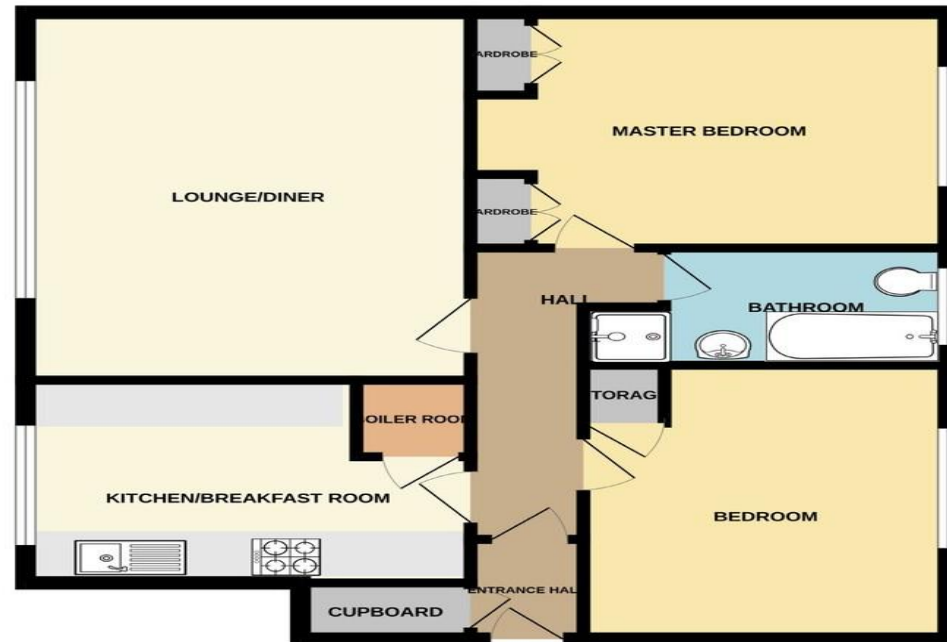
CONTACT  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure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



12 Harley Close, Scarborough, YO12 5QE

GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA: 693 sq.ft. (64.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given.  
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## Property Description

This ground floor flat when briefly described comprises private entrance with large storage cupboard, hallway, kitchen, large living room, master bedroom, further double bedroom and bathroom with separate shower. This ground floor flat also has the added bonus of a garage, warm air central heating, and double glazing.



## GROUND FLOOR

ENTRANCE HALL

STORAGE

HALLWAY

LOUNGE  
15' 9" x 12' 6" (4.8m x 3.81m)

KITCHEN  
12' 6" x 8' 8" (3.81m x 2.64m)

MASTER BEDROOM  
13' 6" x 10' 9" (4.11m x 3.28m)

BEDROOM  
11' 8" x 9' 8" (3.56m x 2.95m)

BATHROOM  
10' x 5' (3.05m x 1.52m) max

## OUTSIDE

GARAGE