



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



OFFERS IN EXCESS OF £150,000
54 FENBY GARDENS, SCARBOROUGH, YO12 5LB

- Penthouse Apartment
- Two Bedrooms
- Neutral and Modern Throughout
- Garage And Parking

*** IMMACULATE, MODERN, PURPOSE-BUILT APARTMENT WITH TWO BEDROOMS, ENSUITE TO MASTER, BALCONY, GARAGE AND PARKING IN A SOUGHT-AFTER LOCATION*** A well-presented property being neutrally decorated and brought to the market in good decorative order.

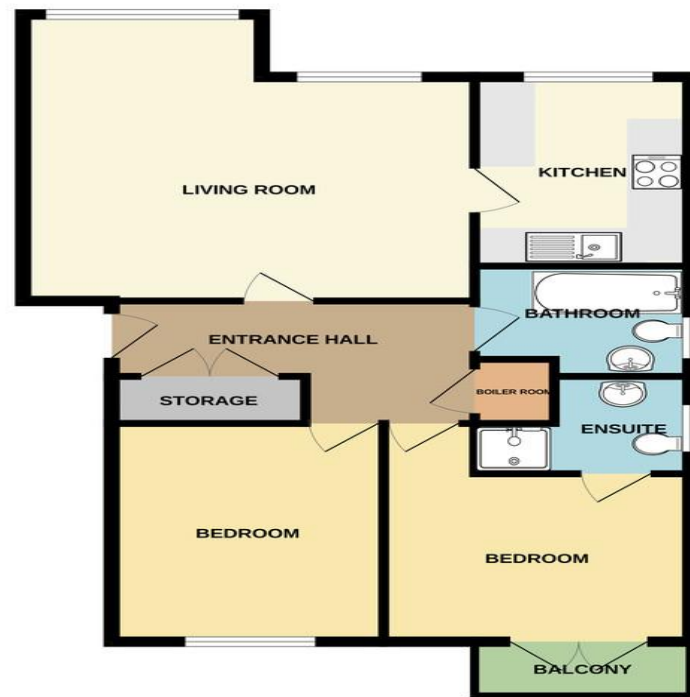


TIPPLE UNDERWOOD ESTATE AGENTS
3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

CONTACT
www.tippleunderwood.co.uk
01723 350299
mail@tippleunderwood.co.uk

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.

GROUND FLOOR
739 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA: 739 sq.ft. (68.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metropix 12/2024



Property Description

The living accommodation when briefly described comprises entrance hall, spacious living room, modern kitchen, modern bathroom, plus two bedrooms with the master having an en-suite shower room and a balcony overlooking the car park at the rear. The property also benefits from, UPVC double glazing, security intercom system and outside communal grounds, an allocated parking space with garage and visitors parking. Located on a popular development in the Stepney area of Scarborough 'in our opinion' early viewing is highly recommended to avoid disappointment.



GROUND FLOOR

COMMUNAL ENTRANCE

SECOND FLOOR

ENTRANCE HALL

LIVING ROOM

16' 3" x 16' 5" (4.95m x 5m) L shaped max.

KITCHEN

10' 9" x 7' 5" (3.28m x 2.26m)

MASTER BEDROOM

11' x 10' 6" (3.35m x 3.2m)

ENSUITE

BALCONY

BEDROOM

12' 6" x 9' 9" (3.81m x 2.97m)

BATHROOM

7' 6" x 6' 3" (2.29m x 1.91m)

OUTSIDE

GARAGE