



**CPH**

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*For over 30 years*

40a Castle Road, Scarborough  
Guide Price £79,950



- Newly Fitted Modern Kitchen and Bathroom Gas Heating and Upvc Double Glazing
- Newly Renovated Two Bedroom First Floor Flat
- Ideal for Investors as a Rental Property, Holiday Home or First Time Buyers
- Town Centre Location and Offered with NO ONWARD CHAIN
- The Flat Benefits from a Private entrance door and Entrance Hall

This newly renovated first-floor two-bedroom flat presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a modern kitchen and a stylish bathroom, as well as a generous lounge with open aspect view down Castle road ensuring a comfortable and contemporary living experience.

The accommodation briefly comprises of a private entrance vestibule and hallway, modern fitted kitchen, two bedrooms, generous lounge and modern house bathroom with white three piece suite. The property also benefits from gas heating via a modern combination boiler and upvc double glazing. The property has been fully refurbished to a good standard throughout including modern contemporary decoration with a neutral finish and feel throughout. The property is currently as a Freehold but will be sold as a leasehold flat with a new 999yr lease.

Situated in a prime town centre location, this property is ideally placed for a wealth of amenities. Residents will enjoy easy access to the local train station, a variety of shops, and the stunning Scarborough North and South bays, which are just a short stroll away. This vibrant area is perfect for those who appreciate the convenience of urban living while being close to the beautiful coastline.

Offered with NO ONWARD CHAIN.





#### HMRC DISCLAIMER

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 566 sq.ft. (52.6 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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## Interested?

Contact our friendly team today  
01723 352235 | [sales@acphproperty.co.uk](mailto:sales@acphproperty.co.uk)

With you every step of the way



## Sales, Lettings & Commercial

ESTATE AGENTS & CHARTERED SURVEYORS  
19 St. Thomas Street, Scarborough YO11 1DY



**rightmove**  **Zoopla.co.uk**  **PrimeLocation.com** 

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132