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Flat 3, 34 Valley Road, Scarborough

Guide Price £120,000



Flat 3

34 Valley Road, Scarborough

- Two Bedroom First Floor Flat
- Spacious Lounge
- In Good Decorative Order
- Excellent Central Location
- Ideal First Time Buy/Investment/Second Home

We are delighted to present this well-appointed two bedroom first floor flat, ideally situated in an excellent central location and offered to the market in good decorative order. Forming part of a detached building on the corner of Royal Avenue and Valley Road, this self-contained apartment is perfect for first-time buyers, investors, or as a second home.

The property features a welcoming entrance hall with split-level stairs leading up to a spacious lounge, which provides a light and airy setting for relaxation or entertaining. The kitchen offers workspace, catering to all culinary needs. On the lower level, you will find two generous bedrooms, both with built-in wardrobes and useful storage, alongside a stylish shower room and a separate WC for added convenience.

The flat is centrally located with easy access to a wealth of amenities, including local shops, sports facilities, and a choice of popular eating and drinking establishments. Excellent transport links are close by, with both the bus and train stations within easy reach.

This property is a fantastic opportunity - internal viewing is highly recommended to truly appreciate all that is on offer. Contact us today to arrange your viewing.





ACCOMMODATION

GROUND FLOOR Communal Entrance Hall FIRST FLOOR Entrance Hall With entrance door, split level stairs and doors to: Lounge - 18'0" x 12'9" max Kitchen - 14'9" x 4'7" max Bedroom One - 12'1" max x 6'10" Bedroom Two - 11'9" max x 7'2" Shower Room - 6'2" x 4'11" Separate WC - 5'6" x 2'11"

TENURE/MAINTENANCE

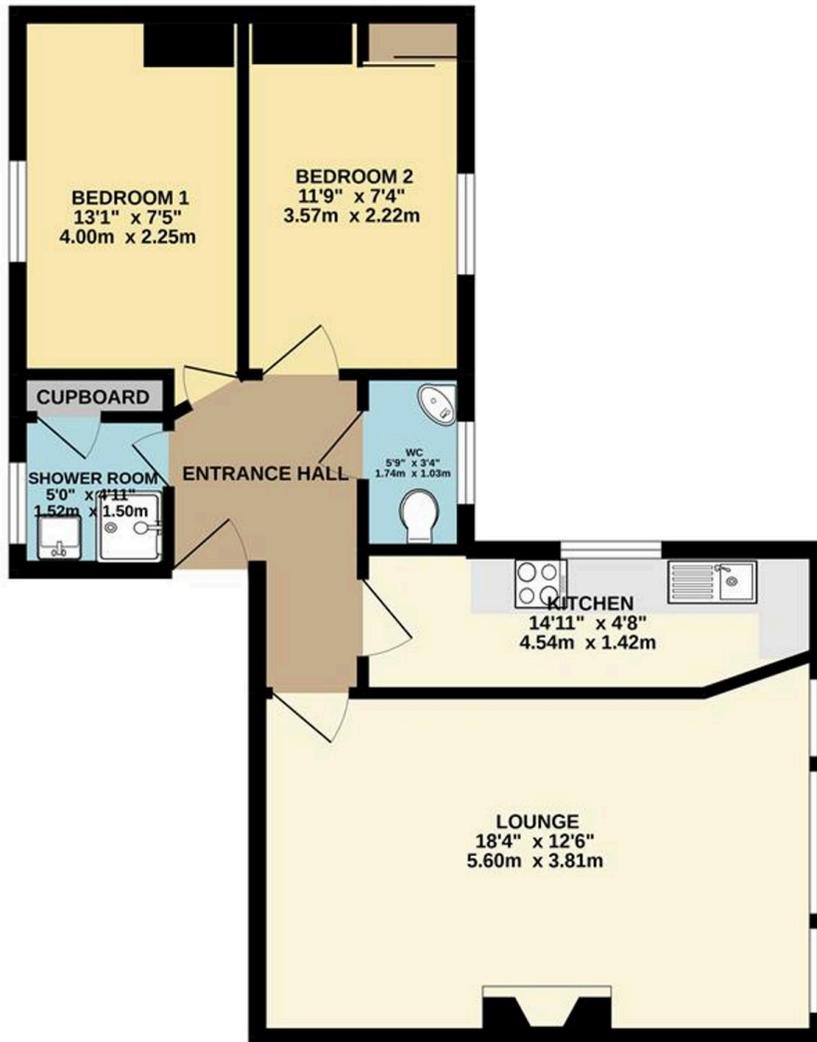
We have been advised that this is a Freehold Flat and that there is a maintenance agreement in place with Walker Landray at a cost of £1000 per annum. We have also been advised that there is a restriction on Holiday Letting however Pets and Residential Letting are both allowed.

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
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 538 sq.ft. (50.0 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@cphproperty.co.uk

With you every step of the way



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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