



Flat 6, Dacre House, 3 Westbourne Road, Scarborough YO11  
Offers In The Region Of £150,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- TWO DOUBLE BEDROOM APARTMENT
- OFFERED WITH NO ONWARD CHAIN
- RECENTLY MODERNISED
- POPULAR RAMSHILL/SOUTH CLIFF LOCATION
- COMMUNAL GARDENS

ENVIABLY LOCATED on Scarborough's SOUTH CLIFF lies this IMMACULATLY PRESENTED, TWO BEDROOM TOP FLOOR APARTMENT which has been RECENTLY RENOVATED to a HIGH standard throughout with a MODERN KITCHEN and THREE PIECE BATHROOM, COMMUNAL LAWNED GARDENS and is offered to the market with NO ONWARD CHAIN

The property is accessed via a communal entrance hall which only services two apartments with stairs to the top floor where flat six comprises; entrance hall, lounge with fitted gas fire and views towards Oliver's Mount, a beautiful modern kitchen with a range of wall/base units and space for dining table, a double master bedroom and a further second double bedroom with views of the communal gardens.

To the rear of the property lies generous lawned gardens. The property has been recently renovated to a high standard by the current vendors and benefits from full uPVC double glazing gas central heating via a combination boiler and a recently updated consumer unit.

Being located in the excellent area of Westbourne Road the property offers easy access to a wide range of amenities and attractions including The Esplanade and Cliff Lift down to the Spa and conference centre, Italian gardens, Ramshill shopping parade and supermarket as well as a little further Scarborough's town centre, train station and Scarborough's South Bay and the beach.

Internal viewing is highly recommended to fully appreciate the setting, finish and location on offer from this recently renovated apartment. We do also have a virtual tour available for this property. To arrange a viewing, please contact CPH Property Services on 01723352235 or visit [www.cphproperty.co.uk](http://www.cphproperty.co.uk)







## ACCOMODATION

### SECOND FLOOR

Entrance Hall

Lounge  
16'1" x 14'9" max

Kitchen/Diner  
16'1" x 8'2" max

Bedroom 1  
15'5" x 12'9" max

Bedroom 2  
15'5" x 10'2" max

Bathroom  
10'8" x 5'10" max

Externally

To the front and rear of the property lies substantial communal gardens which are laid to lawn.

Tenure/Maintenance

We have been informed by the vendor that this property is Freehold. We have also been informed by the vendor that a maintenance agreement is in place with Ellis Hay and the annual payments are roughly £756pa. Pets and residential lets are permitted however we understand holiday lets are not. Any perspective buyer should make their own enquiries in regards to the details given here.

Details Prepared  
AB090424



Interested? Get in touch:

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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



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