

West Park Terrace, Flat 2, Scarborough  
Guide Price £120,000



SPACIOUS THREE BEDROOM APARTMENT~~FALSGRAVE~~LARGE  
LOUNGE/DINER~~MODERN KITCHEN~~MODERN  
BATHROOM~~CENTRAL HEATING~~WELL DECORATED &  
PRESENTED~~VIEWS TOWARDS OLIVERS MOUNT~~EXCELLENT  
ACCESS TO TOWN.

## **Communal Entrance Hall**

Door to the front aspect, balustrade staircase to all landings.

## **Entrance Hall**

Door to the side aspect, telephone entry, radiator and power points.

## **Lounge / Dining Area (6.30m x 6.20m - 20'8" x 20'4")**

Three sash windows to the rear aspect looking towards Olivers Mount, feature fireplace, radiator and power points.

## **Kitchen (3.00m x 2.40m - 9'11" x 7'11")**

Range of Beech effect wall and base units with roll top work surface, circle stainless steel sink and drainer, space for under the counter fridge and freezer, space for cooker, power points.

## **Bedroom One (6.20m x 3.80m - 20'4" x 12'6")**

Two sash window to the front aspect, fitted wardrobes, radiator and power points.

## **Bedroom Two (4.80m x 2.40m - 15'9" x 7'11")**

Sash window to the front aspect, radiator and power points.

## **Bedroom Three (2.40m x 2.25m - 7'11" x 7'5")**

Sash window to the front aspect, radiator and power points.

## **Bathroom**

White three piece suite comprising of low flush WC, wash hand basin, P shaped panel enclosed bath with electric shower over, radiator and extractor fan.

## **External**

### **Bin Store**

#### **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

## **Bathroom**

Modern white three piece suite comprising of low flush WC, wash hand basin, panel enclosed bath with shower over, extractor and radiator.

## **Bedroom Three (2.88m x 2.46m - 9'6" x 8'1")**

UPVC double glazed window to the front aspect, TV point, radiator and power points.

## **Study (1.94m x 1.77m - 6'4" x 5'10")**

UPVC double glazed window to the front aspect, radiator and power points. Stairs to the Master Bedroom.

## **Master Bedroom (5.97m x 4.50m - 19'7" x 14'7")**

UPVC double glazed window to the front aspect, fitted wardrobes, TV point, radiator and power points.

## **En Suite Shower Room**

Velux to the rear aspect, modern white three piece suite comprising of low flush WC, wash hand basin, walk in double shower, extractor and eaves storage,

## **External Garage (6.10m x 3.00m - 20'0" x 9'10")**

Brick built with up and over door, side personnel door with access from the rear garden, power points and light. Parking space to the front of the garage

## **South Facing Rear Garden**

Landscaped low maintenance South facing rear garden with large patio areas, lawn area, bin store, rear gated access, access to the garage, outside tap.

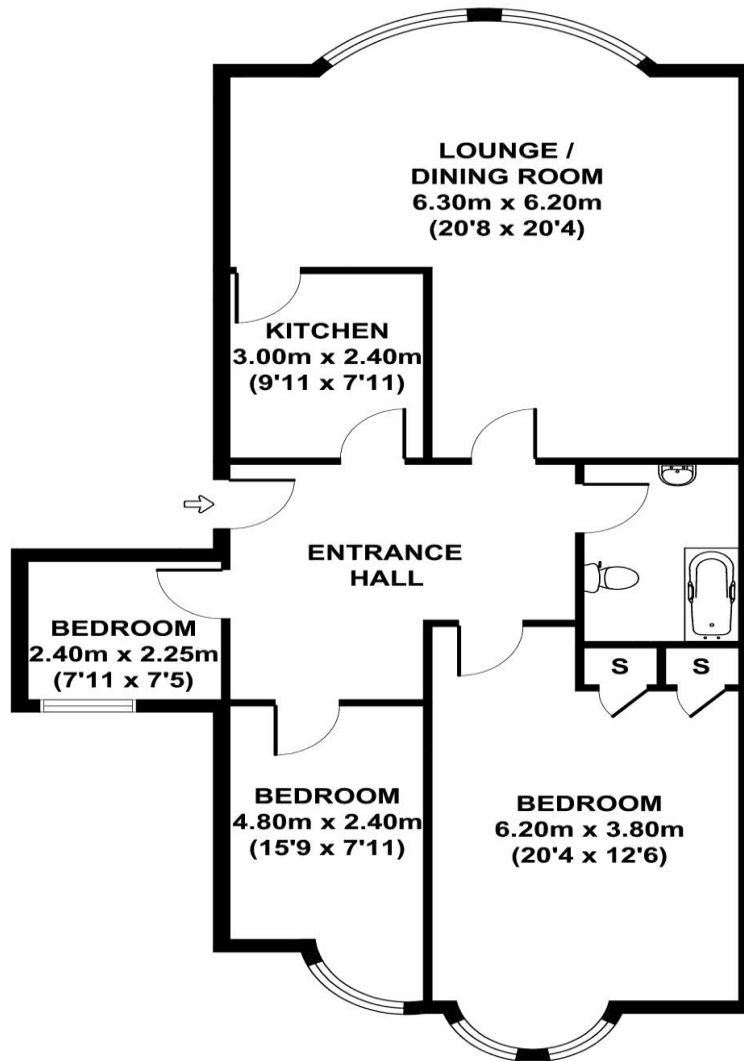
## **Front Garden**

Low maintenance front garden laid to lawn with gravelled area and bush border

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# Floor Plan



**WEST PARK STREET**

**APPROX. GROSS INTERNAL FLOOR AREA 1109 SQ M / 103 SQ FT**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given