

GLOBE Street, Scarborough  
Guide Price £120,000



**WELL PRESENTED TWO BEDROOM MAISONETTE- Old Town very close  
BEACH, SEA FRONT~~LOUNGE, KITCHEN DINER with  
BALCONY~~MODERN BATHROOM~~SECOND SEPARATE WC 2ND  
FLOOR~~DOUBLE GLAZING, CENTRAL HEATING~~COMMUNAL  
GARDENS FRONT, REAR, SEA VIEWS~~SHORT TERM LETS ALLOWED BUT  
NOT HOLIDAY LETS.**

## Ground Floor Entrance Hall

UPVC double glazed door to the front aspect, stairs to the first floor landing.

## First Floor Landing

Power point, access to the bathroom and lounge.

## Bathroom

UPVC double glazed window to the rear aspect, white three piece suite comprising of low flush WC, wash hand basin, panel enclosed bath with electric shower over, radiator.

## Lounge 4.00m x 3.50m - 13'1" x 11'6"

UPVC double glazed window to the front aspect, TV point, electric coal effect fire, radiator, power points, door to the kitchen and door to the second floor landing.

## Kitchen/Diner 3.00m x 2.50m - 9'10" x 8'2"

Two UPVC double glazed windows to the rear aspect, UPVC double glazed door to the rear aspect, giving access to the balcony. Range of shaker style wall and base units with roll top work surface, stainless steel sink and drainer, integrated fridge freezer, integrated electric oven and four ring gas hob, extractor hood, space for washing machine, Worcester gas combi boiler, radiator and power points.

## Half Landing

UPVC double glazed window to the front aspect, stairs to the second floor landing.

## Second Floor Landing

Power point, loft access with drop down ladder.

### 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.

## **Bedroom** 3.90m x 2.50m - 12'10" x 8'2"

UPVC double glazed window to the rear aspect with castle views and partial sea view, TV point, radiator and power points.

## **WC**

Modern white two piece suite comprising of low flush WC, vanity wash hand basin, electric chrome wall mounted heated towel rail, extractor fan.

## **Bedroom Two**

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

## **Communal Front Garden**

Laid to lawn with sea views.

## **Communal Rear Garden**

Communal rear garden laid to lawn with wooden shed and decking.

## **Maintenance Agreement**

SERVICE CHARGE £300.00 P.A

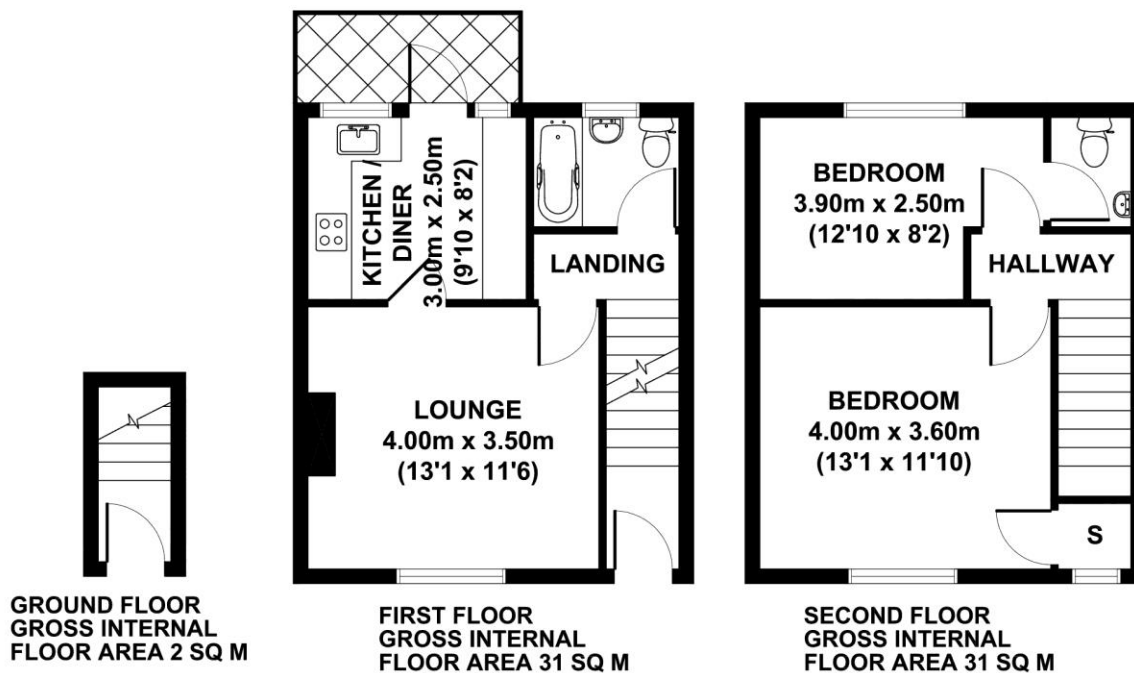
GROUD RENT £15.00 P.A

REMAINING LEASHOLD 95 YEARS

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# Floor Plan



GLOBE STREET

**APPROX. GROSS INTERNAL FLOOR AREA 64 SQ M / 689 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