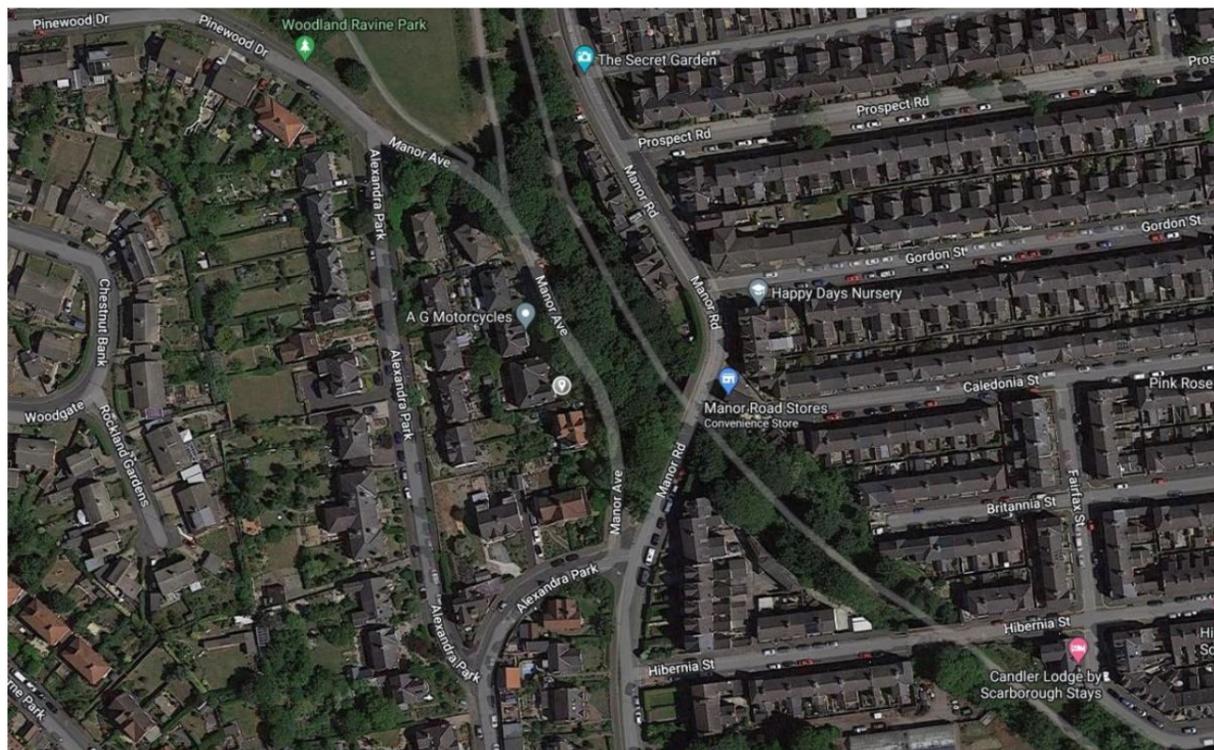


4 Manor Flats, Manor Avenue, Scarborough

£117,000



Full EPC information available on request.

- First floor apartment
- Private rear garden
- 2 Bedrooms
- Sitting room
- Kitchen
- Bathroom with white suite
- Gas CH and DG windows
- No onward chain

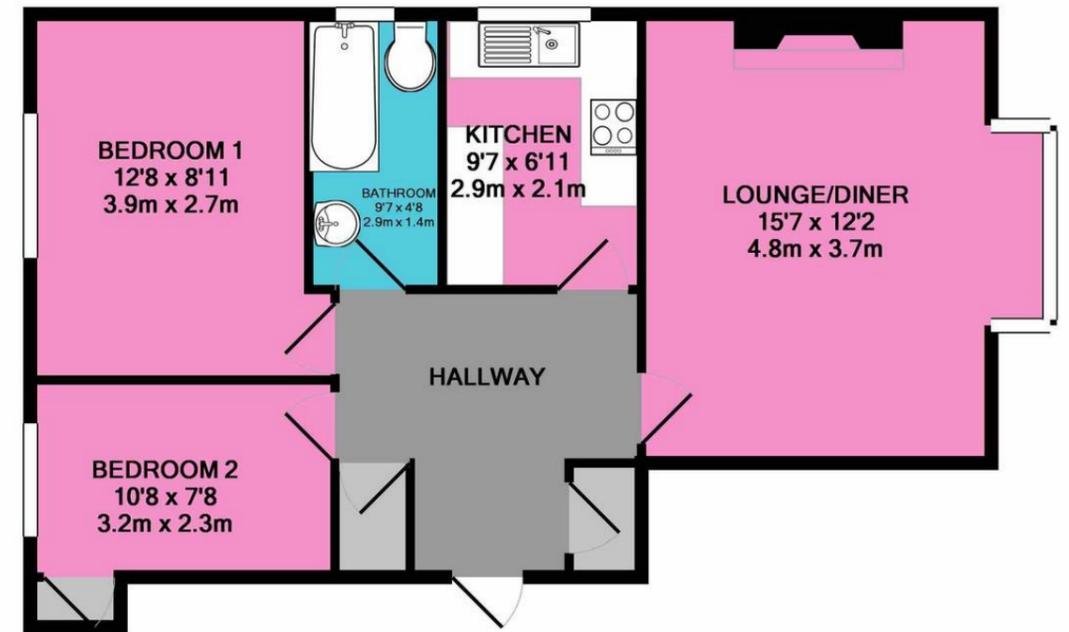
Please note that under the Property Misdescriptions Act 1991 we have endeavoured to make these particulars as reliable and accurate as possible but their accuracy is not guaranteed and they do not form part of any contract as they are prepared as a general guide. We have not carried out a detailed survey or tested any of the appliances, services or specific fittings. Room sizes should not be relied upon for carpets and furnishings. Internal photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale. Where shown details of the lease, ground rent and service charge have been provided by the vendor and their accuracy cannot be guaranteed. The buyer is advised to obtain verification from their Solicitor or Surveyor.



FIRST FLOOR TWO BEDROOM apartment in a sought after location **CLOSE TO THE HOSPITAL**. Good sized rooms and offered with **NO ONWARD CHAIN** the property is perfect for **INVESTORS** or **FIRST TIME BUYERS**.

The property briefly comprises a spacious entrance hallway leading to all rooms. Good sized lounge diner with bay window. The kitchen benefits from fitted wall and base units with space for washing machine, oven and fridge freezer. The bathroom has a three piece suite in white with shower over the bath and finally two bedrooms complete the internal space.

Externally the property benefits from a **PRIVATE GARDEN** with paved area. The property has gas central heating and double glazing. Offered for sale with **NO ONWARD CHAIN**.



TOTAL APPROX. FLOOR AREA 628 SQ.FT. (58.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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