

Flat 2, Valley Road, Scarborough

**Offers in the region of:
£120,000 Freehold**

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

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+++ FIRST FLOOR FLAT +++ TWO
BEDROOMS +++ SOUTHSIDE LOCATION
+++ GENEROUS LIVING
ACCOMMODATION***

Main Description

Reeds Rains are pleased to offer this larger than average, two bedroomed maisonette to the market comprising of entrance hall, living room, kitchen, two bedrooms, bathroom and snug area. The apartment is situated on the South side of Scarborough in close proximity to Ramshill shopping parade and all the amenities on offer there. Also in the area are numerous schools, colleges, the university, the Esplanade and Scarborough's South bay. FOR MORE INFORMATION ABOUT THIS PROPERTY OR TO ARRANGE A VIEWING PLEASE CALL REEDS RAINS ESTATE AND LETTING AGENTS SCARBOROUGH. EPC AWAITED.

Entrance Hall

Wooden door leading into the entrance with large window providing bowwed light from the communal hallway, night storage heater and storage cupboard. Doors leading off to:

Living Room

21' x 18'6" (6.4m x 5.64m)
A spacious and light living room retaining many of it's original features including ornate feature fireplace with marble style hearth. A corner bay window to the front elevation plus two further windows and two night storage heaters

Kitchen

9'8" x 8'7" (2.95m x 2.62m)
A range of wall and base units with work top surface areas, one and a half sink unit and tiled splashbacks. Space for fridge freezer, washing machine and cooker. Night storage heater and window to the front elevation

From the entrance hall, stairs leading up to half landing wth understairs storage. Door

leading to:

Bathroom

8' x 7'9" (2.44m x 2.36m)
Comprised of a white three piece suite which includes panelled bath, wash hand basin and low level WC. Window to the side elevation and night storage heater.

Stairs leading to:

Snug Area

7'8" x 7'8" (2.34m x 2.34m)
Skylight

Landing

Providing large eaves storage, night storage heater and doors leading off to:

Bedroom 1

18' x 16'11" (5.49m x 5.16m)
UPVC double glazed window to the rear and side elevation and two night storage heaters

Bedroom 2

13'6" x 12'5" (4.11m x 3.78m)
UPVC double glazed window to the side and night storage heater

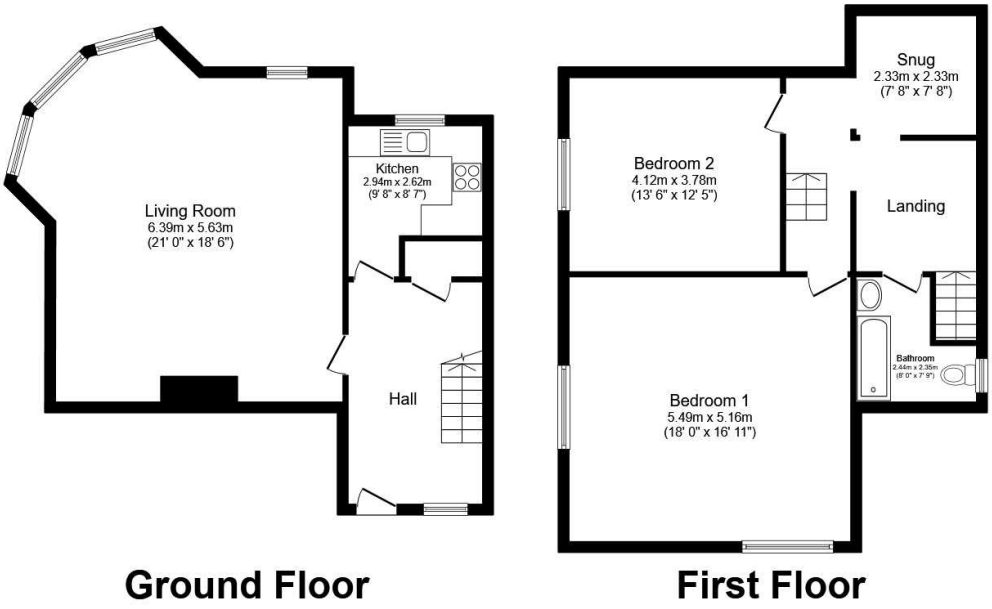
Reeds Rains Limited Registered in England at 2nd Floor, Gateway 2, Holgate Park Drive, York, YO26 4GB
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area 125.5 sq.m. (1,351 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

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