



FIRST FLOOR FLAT, CAMBRIDGE TERRACE, YO11 2LQ

Two bedroom first floor freehold flat, refitted kitchen and bathroom, fresh décor and carpets throughout, gas central heating to radiators, light and spacious accommodation approached through and up a freshly decorated and carpeted entrance and stair. Well worth viewing. No onward chain.

Price for freehold £119,950



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**FIRST FLOOR FLAT,
CAMBRIDGE TERRACE,
SCARBOROUGH**

Two bedroom first floor freehold flat, refurbished and seen at its best with fresh décor throughout, recently fitted kitchen and bathroom. The property enjoys an easy rising staircase to the first floor, the entrance and the stairway have been freshly decorated and carpeted as indeed the flat has too. The accommodation is light and spacious, gas central heating to radiators, the recent kitchen and bathroom are stylish and modern. Stroll across Valley Bridge to town or equally walk to Ramshill shops, the Esplanade or the sea front.

DIRECTIONS: To locate Cambridge Terrace go over Valley Bridge towards South Cliff, go through the traffic lights look to your right for Cambridge Terrace. By car turn off Valley Road up Grosvenor and bear left at the top.

COMMUNAL FRONT ENTRANCE Freshly decorated and carpeted entrance.

FIRST FLOOR FLAT

ENTRANCE HALL Cloak area.

LOUNGE (21'3" into bay x 11' average) Coved ceiling, two radiators, wooden fire surround, electric flame effect fire.

KITCHEN (17'3" x 5'6") Work tops, base units, wall cupboards, stainless steel sink unit, wall tiling, space for fridge, plumbing for washing machine, wall mounted gas central heating boiler, store cupboard above, inset hob, built-in oven and grill under, breakfast bar, radiator, extractor fan.

BEDROOM 1 (19' average x 11'3" max) Radiator.

BEDROOM 2 (14'3" max x 14'6" max) Room reduces in part, radiator, door to fire escape.

BATHROOM Three piece suite in white comprising bath, hand basin, wc, shower attachment over bath, extensive wall tiling, radiator.

OUTSIDE

FRONT Path from pavement, steps to main entrance,

REAR Fire escape stairway to rear of flats.

VIEWING By appointment through this office.

MEASUREMENTS Measurements are only very approximate and their accuracy is no way guaranteed and we therefore advise you to have your own carpet fitter or furniture supplier take his own measurements prior to ordering any carpets or furnishings.

IMPORTANT NOTE TO PROSPECTIVE PURCHASERS
Conditions of receiving Jacksons Property Service particulars.

We have not carried out a structural survey of any kind & have not tested any apparatus, fittings or services, so we cannot verify that they are in working order. The prospective purchaser is therefore advised to make their own enquiry and checks prior to purchase. These particulars are provided for guidance only from information the vendor has given us & should not form part of any contract of sale. A purchaser is expected to make his/her own enquiries via their own solicitors, surveyor or expert before committing themselves to a legal document, & Jacksons Property Service for themselves & for the vendors, owners or landlords of the property whose agents Jacksons Property Service are, give notice that (a) these particulars are prepared for the convenience of an intending purchaser or tenant & although they are believed to be correct, their accuracy is not guaranteed & they do not obviate the need to make appropriate searches, enquiries & inspections. They are made without responsibility on the part of Jacksons Property Service or the said vendors, owners or landlords. Any error, omission or misdescription shall not arrest or annul the sale or be grounds for rescission or on which compensation may be claimed & neither do they constitute any part of an offer or a contract. (b) none of the statements contained in these particulars as to the property are to be relied upon as statements or representation of fact & any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements, measurements, etc, contained in these particulars. (c) the vendors, owners or landlords of the property do not make or give & neither Jacksons Property Service nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property.