



FLAT 2, ST MARTINS SQUARE, YO11 2XB

Two/three bedroom first floor leasehold flat, easy stair approach, bay window view over wooded square, two more occasional rooms one each side of main bedroom plus the single bedroom, adaptable accommodation, modern style kitchen, three piece bathroom suite, gas central heating. Coast nearby also a variety of shops and facilities.

Price for leasehold £119,950



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**FLAT 2, ST MARTINS SQUARE,
SCARBOROUGH**

Two/three bedroom first floor leasehold flat with easy turning stair approach, wide bay window in lounge/dining room overlooking the wooded square, same views from the modern style kitchen, bathroom suite. Note to both side of the main bedroom are two smaller rooms possibly his and hers dressing rooms or the larger of the rooms as an occasional visiting family/guest room plus the single bedroom. Gas central heating to radiators, unusual layout, most adaptable accommodation. Short walk to the famous Esplanade and coastline, variety of shops and facilities also close by.

DIRECTIONS: Go over Valley Bridge onto South Cliff, bear left up West Street, take second left into St Martins Square. This property is immediately on the right hand side.

COMMUNAL ENTRANCE Meter cupboard, rear door to bin store/yard.

TURNING STAIR TO

FIRST FLOOR

LANDING Store cupboard.

FLAT 2

ENTRANCE HALL Coved ceiling, laminate floor, wall mounted security telephone entry phone.

LOUNGE/DINING ROOM (19'9" max into bay x 14'9" max into alcove) Wide tall bay window views over the wooded grassed St Martins Square, stylish wooden fire surround, tiled back ground and hearth, inset electric coal effect fire, two radiators, telephone point,, a large room with arm chair views.

KITCHEN (10' x 7' max) Coved ceiling, work tops, base units, wall cupboards including corner display unit, electric cooker point, stainless steel sink unit, tiled splash backs, wall mounted gas central heating boiler, radiator, view over St Martins Square.

INNER HALL Coved ceiling, radiator.

BATHROOM Coved ceiling three piece suite comprising bath hand basin, wc, shower attachment to bath, wall tiling, side splash screen, extractor fan, wall mirror, radiator.

BEDROOM 1 (19' average x 9'3") Coved ceiling, radiator, doors each side to

BEDROOM (14' x 6'3") Coved ceiling, radiator, probable guest/family/occasional room.

ROOM TO OPPOSITE SIDE OF MAIN BEDROOM (9'3" x 4' max) Probable dressing room/walk-in store, no window, no radiator.

BEDROOM 2 (8'3" x 6'6") Coved ceiling, radiator.

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.