



FLAT 2, CROMWELL TERRACE, YO11 2DT

Reasonably priced freehold flat with split level accommodation, one bedroom, three piece bathroom suite, high ceilings, gas central heating.

Price for freehold
REDUCED TO £69,950



75 Newborough, Scarborough, YO11 1ET
Tel: 01723 379991
www.jacksonspropertyservice.co.uk

CROMWELL TERRACE, SCARBOROUGH

Freehold flat with split level accommodation being beneficial to many different walks of life. This flats benefits from double bedroom, three piece bathroom suite, high ceilings, deep skirting boards, lounge with sash bay window, gas central heating, all in close proximity of Scarborough's famous Esplanade, Ramshill amenities and the town centre. This flat has a further room outside of the main flat with a wc and wash hand basin.

DIRECTIONS: From Scarborough railway station travel over Valley Bridge proceed onto Ramshill Road, at the traffic lights turn right onto Westbourne Grove then second right onto Cromwell Terrace.

COMMUNAL HALLWAY Post boxes and meter cupboard, stairs to all levels, fire exit to the rear fire escape.

FIRST FLOOR

THE MAIN FLAT

HALLWAY

LOUNGE (18' into bay x 13'9" into recess) Recessed living flame gas fire with arched marble effect back ground and hearth, two wall uplighters, coved ceiling, recess cupboard, deep skirting boards, television point, secondary glazed bay window, central heating radiator.

KITCHEN (11'9" x 6'6") Modern kitchen units comprising base and wall cupboards and drawers, work surface, sink and drainer with mixer tap, inset gas hob with extractor over, combination fan assisted electric oven and grill under, tiled splash backs, plumbed for washing machine, walk-in pantry cupboard, cupboard housing gas combination boiler, secondary glazed window, central heating radiator.

BEDROOM 1 (12'3" x 9'6") UPVC double doors leading to rear fire escape, central heating radiator.

BATHROOM Three piece suite in white comprising panel bath with mixer tap and shower attachment, wash hand basin and wc, extensive wall tiling, extractor fan, tiled effect flooring, central heating radiator.

OUTSIDE THE MAIN FLAT

ROOM (8'9" x 7'9") UPVC window, central heating radiator.

Wc and wash hand basin set into vanity unit with storage under, UPVC opaque window.

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.

