



Tipple Underwood

## £125,000

GROUND FLOOR FLAT, 80 ST JOHNS ROAD, SCARBOROUGH, NORTH YORKSHIRE, YOI 2 5ET

• Ground Floor Apartment

Two Bedrooms

Courtyard Garden

Garage And Workshop

A SUPERB TWO BEDROOM GROUND FLOOR FLAT WITH A PRIVATE COURTYARD GARDEN AND FANTASTIC WORKSHOP AND GARAGE. SITUATED IN THIS CONVENIENT LOCATION AND PRESENTED TO A SUPERB STANDARD THROUGHOUT.





TIPPLE UNDERWOOD ESTATE AGENTS

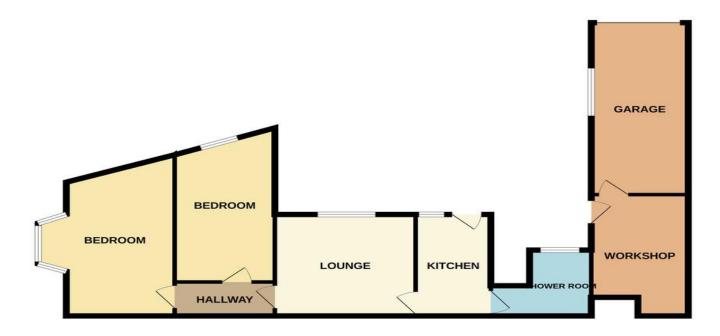
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Agents Note: whilst every care has been ta ken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

### Ground Floor Flat, 80 St Johns Road, SCARBOROUGH, North Yorkshire, YO12 5ET

GROUND FLOOR 850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA: 850 sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the fooptian contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error official or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contained is to the stop exhability or efficiency can be given.



# **Property Description**

This ground floor apartment when briefly described comprises modern kitchen, shower room, lounge and two double bedrooms. Courtyard garden, triple and double-glazed windows, large garage and workshop.











### **GROUND FLOOR**

KITCHEN
11' 3" x 6' 5" (3.43m x 1.96m)

SHOWER ROOM

LOUNGE 12' x 11' 9" (3.66m x 3.58m)

HALLWAY

BEDROOM 17' 4" x 11' 6" (5.28m x 3.51m) max

BEDROOM 17' 2" x 8' 5" (5.23m x 2.57m) max

### **OUTSIDE**

COURTYARD GARDEN

WORKSHOP 13' 6" x 7' 10" (4.11m x 2.39m) max

GARAGE 19' 2" x 8' 2" (5.84m x 2.49m) max