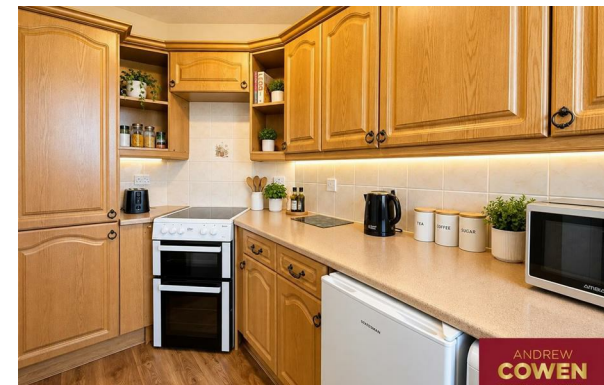




54 Green Howards Drive, Scarborough, YO12 6PE

Guide Price £185,000

- *Two-bedroom second-floor apartment*
- *Views towards Scarborough Castle*
- *Well-appointed bathroom*
- *Sought-after North Bay location*
- *Spacious lounge/diner with bay windows*
- *Beautiful communal gardens*
- *Stunning sea and coastal views*
- *Separate fitted kitchen*
- *Separate garage for parking/storage*

54 Green Howards Drive, Scarborough YO12 6PE

This well-presented two-bedroom second-floor apartment occupies a superb position within Scarborough's sought-after North Bay, enjoying stunning sea and coastal views towards Scarborough Castle. Offering approximately 603 sq ft of well-proportioned accommodation, the property features a spacious lounge/diner with an impressive outlook, separate fitted kitchen, two generous bedrooms and a well-appointed bathroom. Further benefits include beautifully maintained communal gardens and a separate garage, all within easy reach of the beach, Peasholm Park, the Open Air Theatre and local amenities. An excellent opportunity for a permanent coastal home, retirement property or seaside retreat.



Council Tax Band: C



Occupying a superb position within Scarborough's highly sought-after North Bay, this well-proportioned two-bedroom second-floor apartment enjoys an enviable coastal setting, with stunning sea views towards Scarborough Castle and beautifully maintained communal gardens.

Extending to approximately 603 sq ft (56.0 sq m), the accommodation is thoughtfully arranged and benefits from a particularly impressive lounge/diner. This generous reception room features a wonderful bay-style arrangement of windows, allowing an abundance of natural light to flood the space whilst taking full advantage of the outstanding coastal outlook. There is ample room for both comfortable seating and a dining area, creating an excellent space for everyday living and entertaining.

A separate fitted kitchen provides a good range of wall and base units with work surfaces and space for appliances, whilst the entrance hall connects the accommodation and incorporates useful storage.

There are two well-proportioned bedrooms, offering flexibility for permanent living, visiting guests or a home office. The accommodation is completed by a spacious bathroom fitted with a bath, separate shower enclosure, wash hand basin and WC.

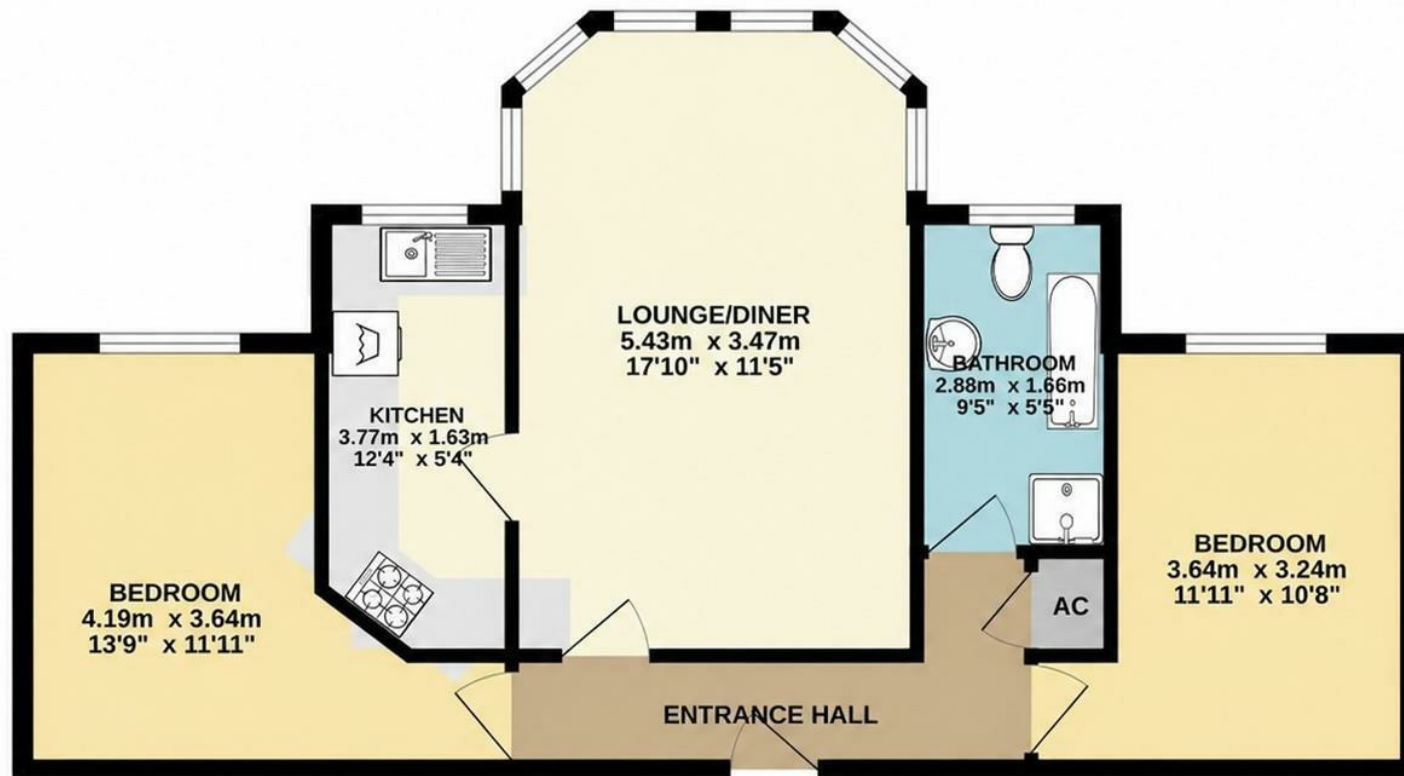
Externally, the property is surrounded by attractive and beautifully maintained communal gardens, providing a particularly pleasant setting and enjoying magnificent views across the coastline, sea and towards Scarborough Castle. The apartment also benefits from a separate garage, providing valuable additional storage or secure parking.

The North Bay location is a particular highlight, placing the property within easy reach of the beach and seafront together with many of Scarborough's best-known attractions, including Peasholm Park and the Open Air Theatre, while local amenities and transport links are also readily accessible.

Combining generous second-floor accommodation, exceptional coastal views, communal gardens and the considerable advantage of a garage, this is an excellent opportunity for those seeking a permanent coastal residence, retirement property or seaside retreat in one of Scarborough's most desirable locations.

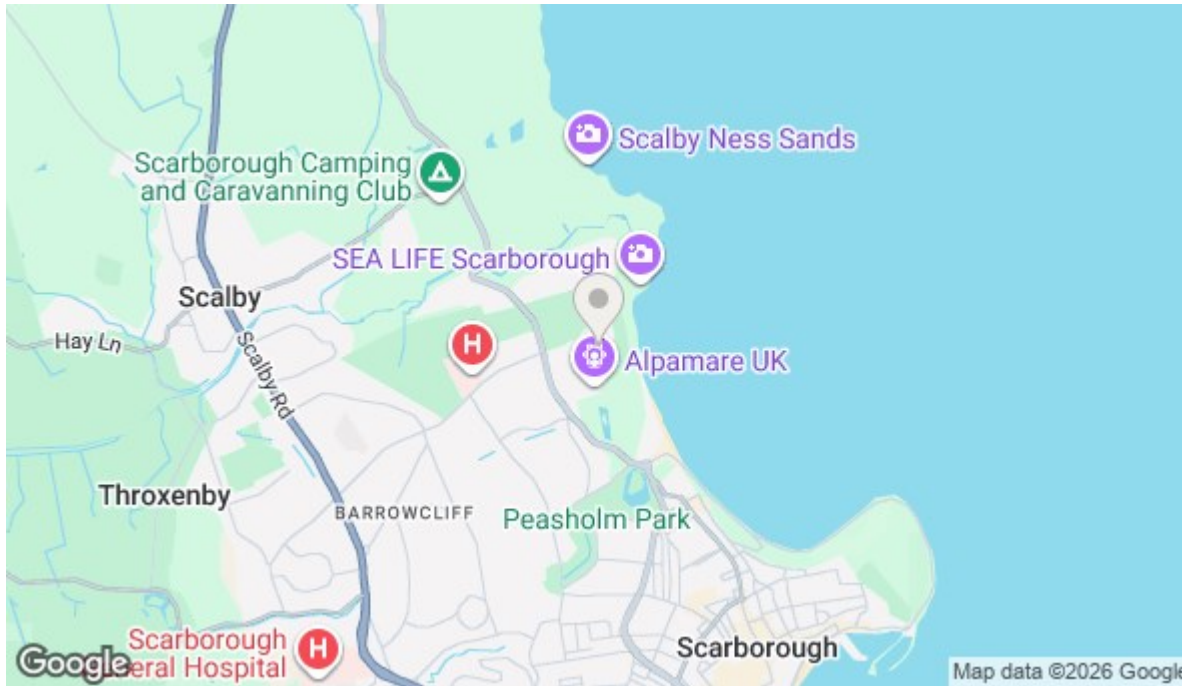


SECOND FLOOR
56.0 sq.m. (603 sq.ft.) approx.



TOTAL FLOOR AREA : 56.0 sq.m. (603 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Viewings

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