



**7a, Rutland Avenue, Scarborough, North Yorkshire, YO12 7JB**  
**Guide price £159,950**

This delightful two-bedroom apartment, complete with its own private courtyard and entrance, is ideally located on Rutland Terrace, offering stunning views over the beautiful North Bay of Scarborough. The location is perfect for leisurely strolls along the seafront, with easy access to Royal Albert Park, Royal Albert Drive, the beach, and further attractions such as Scalby Mills, The Sealife Centre, and the South Bay & Harbour. With holiday letting allowed, this apartment presents an excellent investment opportunity, a second home, or a buy-to-let property. Pets are also permitted, adding to its appeal.

The property boasts a walled frontage with access to a private forecourt/garden area and its own private entrance, featuring double-glazed doors. Upon entering, the hallway leads to the newly refurbished kitchen, featuring stylish grey wall and base units. The kitchen comes fully equipped with an integrated washing machine, oven, induction hob, and extractor, offering a modern and functional space.

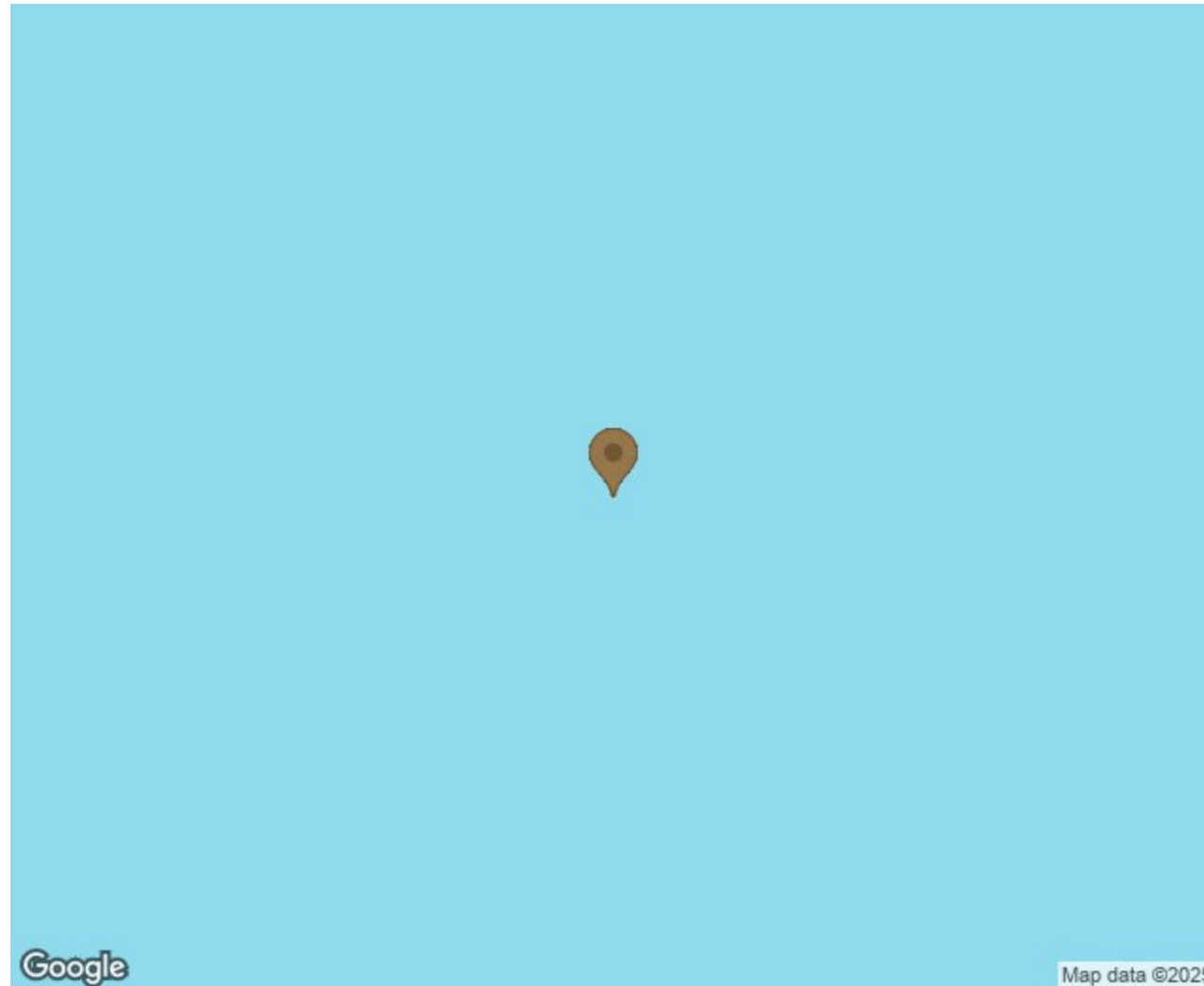
The generous-sized lounge benefits from both a side window and full-length double-glazed French doors that open out onto the private courtyard, perfect for relaxing on summer evenings.

The bathroom is equally spacious, featuring a contemporary four-piece suite in white, including a bath and fully tiled shower cubicle. Both bedrooms are located at the rear of the apartment. Throughout the property, double glazing and new electric heating are fitted, with controls available via Wi-Fi, ensuring comfort and convenience.

Additional storage is provided by two stores to the side of the courtyard, ideal for keeping outdoor furniture, surfboards, and beach essentials.

The building has undergone a full and comprehensive refurbishment, including rewiring, new heating, a hard-wired fire alarm system, and all work complies with current building regulations.

This apartment is perfect for those seeking a home by the sea, a holiday rental, or a second home in a prime location.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
EU Directive 2002/91/EC			
England & Wales			

**Viewing Arrangements**

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

**Disclaimer**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto:enquiries@willowgreenestateagents.co.uk)

6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

**PRIVATE ENTRANCE**

UPVC double glazed door to the side aspect, ATC electric thermal radiator, tiled flooring.

**ENTRANCE HALL**

Airing cupboard, ATC electric thermal radiator.

**KITCHEN**

13'1" x 4'11" (4.00 x 1.50 )  
wo UPVC double glazed windows to the side aspect, range of grey wall and base units with roll top work surface, stainless steel sink and drainer, integrated electric oven, for ring induction hob, extractor hood, integrated washing machine, space for fridge freezer, power points.

**LOUNGE AREA**

15'10" x 14'7" (4.85 x 4.45)  
UPVC double glazed window to the front aspect, UPVC double glazed French Doors to the front aspect, leading to the private courtyard. Feature wall mounted electric fire, with a tiled hearth, TV point, ATC electric thermal radiator, power points.

**BATHROOM**

Modern white four piece suite comprising of low flush WC, vanity wash hand basin, panel enclosed bath, separate fully tiled shower cubicle, heated towel rail.

**BEDROOM ONE**

13'1" x 9'10" (4.00 x 3.00)  
UPVC double glazed window to the rear aspect, ATC electric thermal radiator. power points.

**BEDROOM TWO**

12'5" x 7'8" (3.80 x 2.35 )  
UPVC double glazed window to the rear aspect, ATC electric thermal radiator. power points.

**PRIVATE COURTYARD**

Gated access with Steps down to the private courtyard and private entrance. Two Stores, ideal for storing surf boards, bikes canoes etc.

**EPC BAND D**

