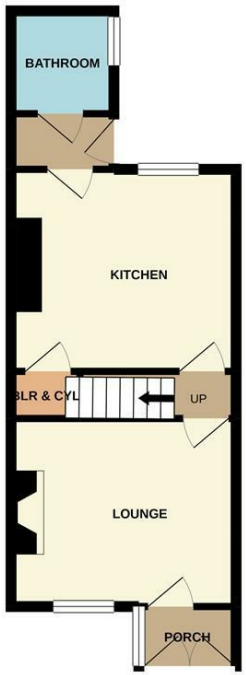
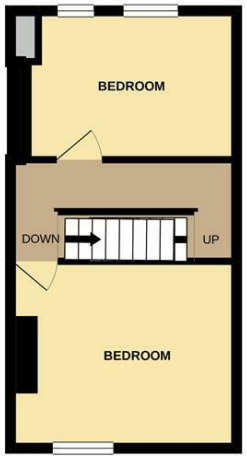
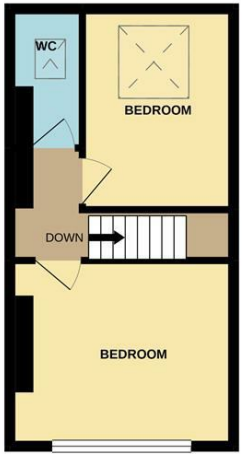
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132

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Offers Over £240,000

Occupying a desirable position within the heart of Scarborough's OLD TOWN is this SPACIOUS, FOUR BEDROOM END-OF-TERRACE FAMILY HOME which is well laid out over THREE FLOORS with a SEPARATE WC.

The property is situated over three floors and comprises on the ground floor; an entrance porch which is accessed via double doors and a door to a light and airy lounge, hall with stairs to the first floor, a kitchen/diner fitted with units and under stairs storage, a rear porch with a door to a shared low-maintenance yard and a downstairs three-piece bathroom. To the first floor of the property lies a landing with further stairs to the second floor, a master bedroom and a further bedroom. Furthermore, to the second floor lies a landing, two bedrooms and a separate WC. The property does also benefit from gas central heating via a boiler.

Situated right in the heart of Scarborough's Historic and sought after Old town within close proximity to both Scarborough's North and South Bays. The property is also situated a 'stone's throw' away from Scarborough Castle and provides magnificent panoramic views encompassing the harbour, South bay, and along the heritage coastline. The property offers easy access to a wealth of further amenities with Scarborough Town Centre and the main Promenade also within proximity.

Early internal viewing is a MUST. To arrange a viewing, please contact CPH today on 01723352235 or visit our website www.cphproperty.co.uk

ACCOMMODATION:

GROUND FLOOR

Entrance Porch

Lounge
12'1" x 10'9"

Kitchen/Diner
12'1" x 10'2"

Rear Porch
5'10" x 3'3"

Bathroom
5'2" x 4'11"

FIRST FLOOR

Landing

Bedroom One
12'1" x 10'2"

Bedroom Two
11'1" x 8'2"

SECOND FLOOR

Landing

Bedroom Three
12'1" x 10'5"

Bedroom Four
10'5" x 7'10"

WC
7'2" x 3'11"

Details Prepared
TLAB/241121

Interested? Get in touch:
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