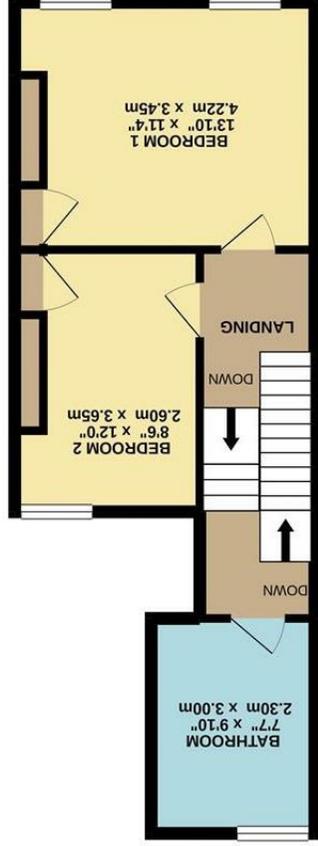
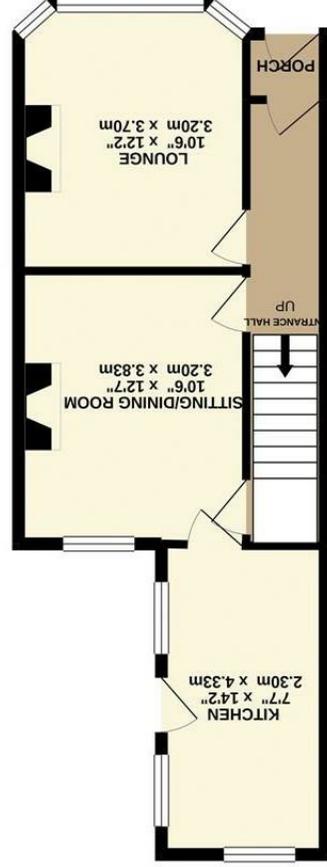


NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, cornices and other items are approximate and no responsibility is taken for any errors or omissions. This plan for illustrative purposes only and should not be used as a guarantee of space or measurement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(61-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
	(61-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G
Current	Potential

Energy Efficiency Rating

Environmental Impact (CO<sub>2</sub>) Rating



37 Lyell Street, Scarborough YO12 7LW  
Offers In Excess Of £150,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS

+++Viewing is a MUST for this DECEPTIVELY SPACIOUS, WELL PRESENTED home which occupies a POPULAR SCARBOROUGH TOWN CENTRE location and is offered to the market with a MODERN KITCHEN and BATHROOM, TWO RECEPTION ROOMS, TWO BEDROOMS and a REAR YARD/OFF-STREET PARKING+++ The accommodation briefly comprises on the ground floor: an entrance hall with stairs to the first floor, a light and airy lounge with bay fronted window, a dining room with log burner and laminate flooring and a kitchen fitted with electric oven and an integrated dishwasher. To the first floor of the property lies a landing, a spacious master bedroom, a further bedroom and a modern white three-piece suite bathroom. Externally, the property also benefits from a low maintenance rear yard with garage door access for optional off-street parking. The property is located centrally within Scarborough and is well placed for a range of amenities including local shops, a popular junior school, doctors surgery, supermarket, Manor Road Park and children's play area. A little further, within easy reach, is Scarborough Hospital, a choice of further schools and colleges, two supermarkets and Scarborough Town Centre itself making this property an ideal characterful family/first time home. The accommodation does already benefit from UPVC double glazing and a combination boiler which is approximately two years old. Internal viewing is a must in order to fully appreciate this deceptively spacious, well presented family/first time buyer home. If you wish to book a viewing, please contact our friendly and experienced sales team today on 0172352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).





#### Accommodation

##### Ground Floor

Entrance Porch  
3'7" max x 2'11" max

Entrance Hallway  
23'7" max x 2'11" max

Lounge  
14'1" max x 10'6" max

Sitting Area/Dining Room  
12'6" max x 10'10" max

Kitchen  
14'1" max x 7'7" max

First Floor Landing  
16'5" max x 4'11" max

Bathroom  
10'6" max x 7'10" max

Bedroom 2  
12'6" max x 8'6" max

Bedroom 1  
11'6" max x 14'1" max

#### Externally

To the rear of the property lies an enclosed rear yard which benefits from a garage door access point to be used as off-street parking or as an outside seating area. To the front of the property lies an enclosed modern fronted walled yard.

#### First Floor



Interested? Get in touch:

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[www.cphproperty.co.uk](http://www.cphproperty.co.uk)

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