



143-145 Burniston Road, Scarborough YO12 6QX  
Price Guide £500,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



CPH are delighted to be presenting to the market this IDEAL INVESTMENT OPPORTUNITY/VERSATILE LIVING ARRANGEMENT. A block of TWO SPACIOUS APARTMENTS comprising a TWO BEDROOM GROUND FLOOR APARTMENT and a THREE BEDROOM FIRST FLOOR APARTMENT. The property is set within GENEROUS GROUNDS with LAND and POTENTIAL BUILDING PLOT (s.t.p) totaling approximately 0.16 ACRES with GARDENS, OFF-STREET PARKING, DOUBLE GARAGE and is well located on Scarborough's much sought after NORTH SIDE.

The property is divided into two apartments and the ground floor apartment comprises; entrance hall, a box bay fronted lounge with a fireplace and an opening to a generous dining room, modern kitchen fitted with a range of wall/base units and a breakfast bar, a sun room, a conservatory, inner hall, two double bedrooms and a white three-piece bathroom suite. The first floor apartment is accessed via a private entrance door/hall and comprises on the first floor; generous lounge with a fireplace and is open to a dining room, kitchen fitted with a range of units, a balcony, a utility room/WC, an inner hall, two double bedrooms, a 'wet room' style shower room and a landing with stairs to both the ground floor and attic level. To the attic level lies a further bedroom and eaves storage. Externally, to the front of the property lies a generous paved frontage providing off-street parking for numerous vehicles (ideal for a motorhome). To the rear of the property lies paved patio, double garage and land totaling approximately 0.16 acres with potential for a building plot (S.T.P)

Being located on the North Side of Scarborough the property affords excellent access to a wealth of amenities including Scarborough's North Bay, the beach and excellent coastal walks along the Cleveland Way. The property is also within the catchment area for a variety of well regarded primary and secondary schools.

Viewing highly recommended to fully appreciate the space, setting and potential on offer.

143 Burniston Road (Ground Floor Flat):

Ground Floor:

Entrance Hall  
17'0" x 2'11"

Lounge  
16'0" into bay x 13'1"

Dining Room  
13'1" max x 13'1"

Kitchen  
15'1" x 7'2"

Sun Room  
11'5" x 6'10"

Inner Hall

Bedroom One  
11'9" x 10'9" max into wardrobes





Interested? Get in touch:

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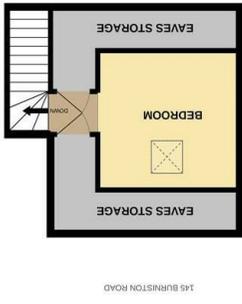
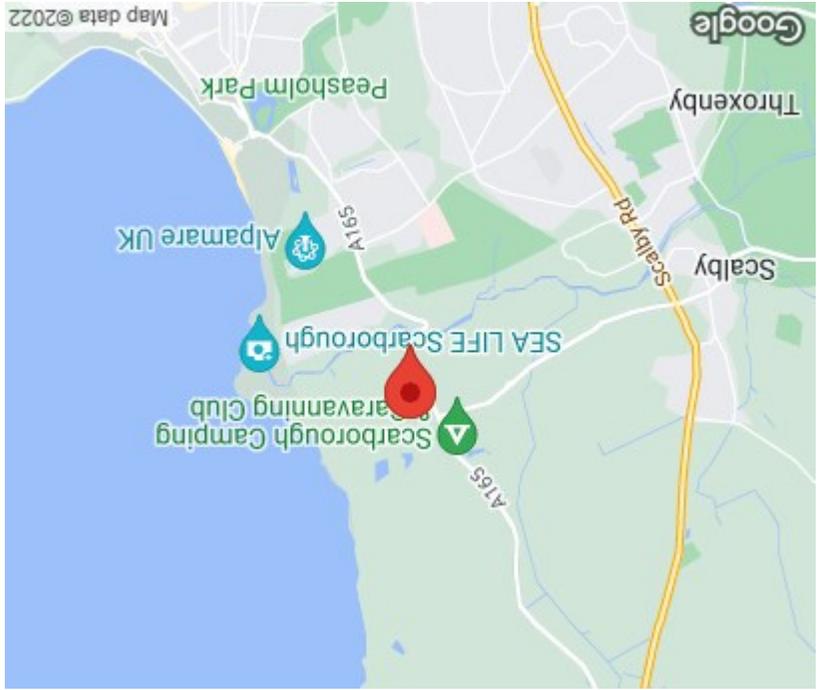
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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



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



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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