



16 Springhill Road, Scarborough YO12 4AE  
£160,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



+++An ideal FIRST TIME BUY, a WELL PRESENTED, THREE BEDROOM end-of-terrace home with TWO RECEPTION ROOMS, a LARGE KITCHEN, a low-maintenance REAR YARD and is located within the desirable FALSGRAVE area of Scarborough+++The property comprises on the ground floor; entrance hall with stairs to the first floor, a bay fronted lounge, a generous dining room with an opening to a large kitchen with a range of wall/base units and a door to the rear yard. To the first floor of the property lies a landing, master bedroom with fitted wardrobes, a further two bedrooms and a separate w/c and bathroom. Externally, to the rear of the property lies a low-maintenance yard with a seating area. The property has been well-maintained by the current vendors and does already benefit from gas central heating however could use some modernisation in places making it ideal for a first time buyer who would like to put their stamp on their first family home. Situated within the Falsgrave area, a wealth of amenities are presented at hand including local supermarkets, a range of popular eating and drinking establishments, a choice of popular junior schools and is within a close proximity from 'Falsgrave Park'. Internal viewing is vital in order to fully appreciate this tastefully decorated, two bedroom end-of-terrace home. If you wish to book a viewing, please contact our friendly team at CPH on 01723352235 or visit [www.cphproperty.co.uk](http://www.cphproperty.co.uk).



Accommodation

Ground Floor

Entrance Porch

2'11" max x 3'7" max

Hallway



Lounge  
13'1" max x 12'5" max

Dining Room  
12'1" max x 12'5" max

Kitchen  
15'1" max x 9'2" max

First Floor

Landing

Bedroom 3  
9'2" max x 9'10" max

Bathroom  
5'6" max x 5'2" max

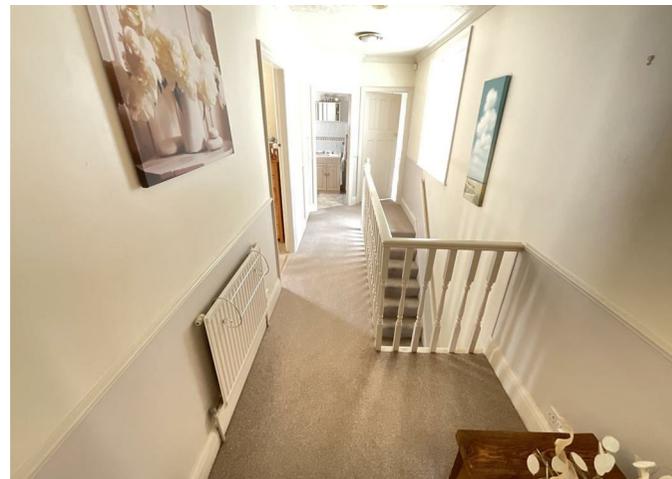
W/C  
2'3" max x 3'3" max

Bedroom 2  
12'5" max x 9'10" max

Bedroom 1  
13'1" max x 15'8" max

Externally

To the front of the property lies a low maintenance front yard with side access to the rear. To the rear of the property lies an enclosed rear garden with patio seating area and side yard.



Interested? Get in touch:

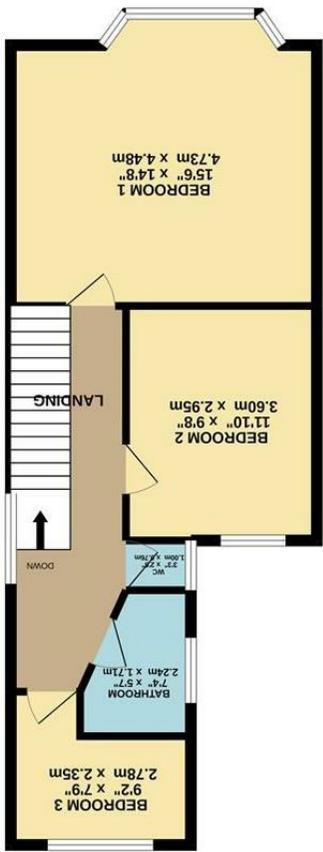
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www.cphproperty.co.uk

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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



While every attempt has been made to ensure the accuracy of the floorplans 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 intended to provide a guide only and should not be relied upon for any prospective purchase. The views, opinions and estimates shown have not been tested and no guarantee is made with respect to them.



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	
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