# 16 Clark Street, Scarborough, YO12 7PS

Offers Over £150,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS

- FOUR BEDROOM TERRACED HOME
- WELL-PRESENTED LIVING ACCOMMODATION
- LAID OUT OVER THREE FLOORS
- LOW-MAINTENANCE REAR YARD
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- SITUATED WITHIN SCARBOROUGH TOWN CENTRE

This FOUR BEDROOM, WELL PRESENTED, MID TERRACED HOUSE benefits from a MODERN KITCHEN and BATHROOM, an OPEN PLAN LOUNGE/DINER and a DOWNSTAIRS WC. This property also occupies a CENTRAL LOCATION within SCARBOROUGH TOWN CENTRE making this an IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY

The property has been updated by the current vendors and benefits from CCTV, recently fitted double glazing (approximately two and a half years old) and wired Gigabit Networking to the living room (behind the TV) and to all four bedrooms. The accommodation briefly comprises on the ground floor, entrance hall with stairs to the first floor, lounge which is open to a dining room, kitchen fitted with a range of units and a rear hall with a door to the yard and a door to a downstairs WC. On the first floor lies a landing with stairs to the second floor, two bedrooms and a modern three-piece bathroom suite. Furthermore, to the second floor lies a landing and two bedrooms. Externally, to the rear of the property lies a low-maintenance yard.

This property also occupies a central location, close to Scarborough Town Centre providing excellent access to a wealth of attractions and amenities including local supermarkets, Peasholm Park, Scarborough Cricket Ground and Scarborough's North Bay Beach. This property is also within walking distance to Scarborough Town Centre's main promenade where a range of retail shops are situated.

Internal viewing for this property is highly recommended in order to fully appreciate this well presented terraced house. If you wish to arrange a viewing please contact our friendly team at CPH on 01723352235 or visit our website www.cphproperty.co.uk.

ACCOMMODATION:

GROUND FLOOR

Entrance Hall
14'9" x 3'4"

Lounge
13'0" x 12'2"

Dining Room
13'1" x 13'0"

Kitchen
11'1" max x 6'3" max

Downstairs WC
6'0" x 3'2"

FIRST FLOOR

Landing
16'8" max x 2'11" max

Bedroom One
13'0" x 10'1"

Bedroom Two
13'0" x 8'9"

Bathroom
9'5" x 6'9"

SECOND FLOOR

Landing
17'0" max x 5'9" max

Bedroom Three
16'1" max x 13'0" max

Bedroom Four
13'3" x 9'9"

Details Prepared
TLAB/080622


Interested? Get in touch:
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CPH

**Ground Floor** Building 1

**Floor 1** Building 1

**Floor 2** Building 1

**Approximate total area**(1)

1256.39 ft²
116.72 m²

**Reduced headroom**

130.43 ft²
12.12 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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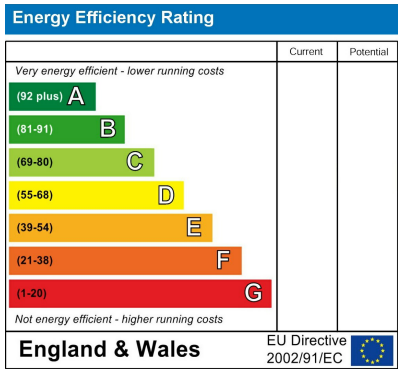


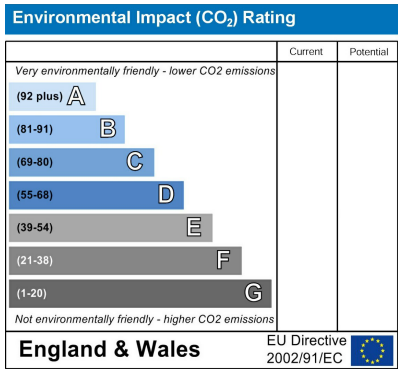


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CPH Property Services
19 St.Thomas Street, Scarborough YO11 1DY
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries 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