



6 Royal Crescent Lane, Scarborough YO11 2RL
Asking Price £130,000



- IDEAL FOR FIRST TIME BUYER/INVESTMENT OPPORTUNITY
- MID-TERRACE HOUSE
- TWO BEDROOMS
- VACANT POSSESSION
- NO ONWARD CHAIN
- EXPOSED BEAM WORK IN BEDROOMS

IDEAL INVESTMENT OPPORTUNITY/FIRST TIME BUY. Offered to the market with VACANT POSSESSION and NO ONWARD CHAIN is this MID-TERRACE HOUSE with TWO DOUBLE BEDROOMS with EXPOSED BEAMS. The property is WELL PRESENTED throughout and is located in the POPULAR SCARBOROUGH'S SOUTH CLIFF.

The property is well presented and has been well maintained with gas central heating and double glazing. The property briefly comprises of: the entrance porch leading to the hallway with stairs to the first floor/half landing, the lounge with feature fireplace, the kitchen integrated oven and hob and a utility room. Going up the staircase is a half landing with built-in wardrobes and the house bathroom with white three-piece suite and further up the stairs is a second landing with access to the two double bedrooms with exposed beams and one with built-in wardrobes.

The property occupies an enviable location on Scarborough's South Cliff where a wealth of amenities lay at hand including Scarborough's famed Esplanade, Italian Gardens, Ramshill Shopping Parade containing local shops and eateries and a little further afar is Scarborough Town Centre and Scarborough's South Bay Beach/Scarborough Spa.

Early internal viewing is a must to fully appreciate the space and finish on offer with this property. To arrange a viewing, please contact CPH today on 01723 352235 or visit our website www.cphproperty.co.uk





ACCOMMODATION

GROUND FLOOR

Lounge
13'9" x 10'7"

Kitchen
10'10" x 9'11"

Utility Room

FIRST FLOOR/HALF LANDING

Bathroom
6'7" x 5'8"

SECOND FLOOR

Bedroom 1
13'3" x 8'3"

Bedroom 2
13'3" x 6'11"

Details

Council Tax Banding - B

LCGV 140723

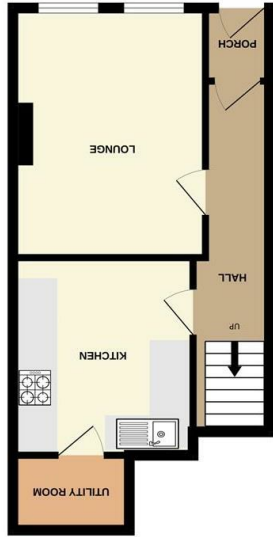


Interested? Get in touch:

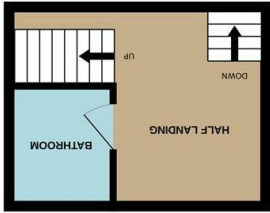
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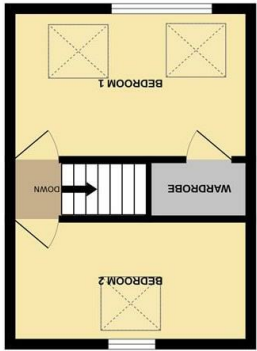
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy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



GROUND FLOOR
 368 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
 156 sq.ft. (14.5 sq.m.) approx.



2ND FLOOR
 246 sq.ft. (22.8 sq.m.) approx.

TOTAL FLOOR AREA : 769 sq.ft. (71.5 sq.m.) approx.
 While 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. The 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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