



26 Springfield, Scarborough YO11 1QD
Offers In The Region Of £240,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- INVESTMENT OPPORTUNITY
- SEMI-DETACHED HOME
- THREE BEDROOMS
- DRIVEWAY & GARAGE
- LOW-MAINTENANCE GARDENS
- POPULAR OLD TOWN LOCATION

Offered to the market with NO ONWARD CHAIN is this SEMI-DETACHED FAMILY HOME with THREE BEDROOMS, TWO RECEPTION ROOMS and CONSERVATORY. The property benefits from DRIVEWAY, GARAGE and LOW MAINTENANCE REAR YARD. Located in SCARBOROUGH'S POPULAR OLD TOWN area.

'In our opinion' this property has been maintained well and benefits from gas central heating and uPVC double glazing. The accommodation briefly comprises of: the entrance porch and hallway with stairs to the first floor, the dining room, the lounge with feature fireplace, the kitchen with door to the rear and the conservatory. To the first floor lies the landing that provides access to the three bedrooms and the family bathroom. Externally, the front of the property benefits from a lawned garden, driveway for ample parking and garage. The rear of the property benefits from a generous low maintenance rear yard with three garden sheds.

Being located within Scarborough's Old Town the house offers excellent access to a wealth of amenities and attractions including local shops, town centre, junior school, Scarborough castle, and Scarborough town centre itself. The property is also only a short stroll from both Scarborough North and South Bay's.

The property would be well suited to a range of buyers, but would particularly make an excellent holiday home or holiday letting property due to the space, versatility and superb central location. Viewing is a MUST and can be arranged via our friendly team in the office on 01723 352235.





ACCOMMODATION

GROUND FLOOR

Porch
7'2" x 2'3"

Hall
15'1" x 6'2"

Dining Room
11'5" x 11'5"

Lounge
11'5" x 14'9"

Kitchen
11'1" x 6'6"

Conservatory
7'2" x 4'7"

FIRST FLOOR

Landing
8'10" x 6'2"

Bedroom 1
14'9" x 11'5"

Bedroom 2
11'5" max x 11'5"

Bedroom 3
8'6" x 8'2"

Bathroom
8'10" x 6'2"

Garage
17'0" x 8'10"

External

The front of the property benefits from a lawned garden, driveway for ample parking and garage. The rear of the property benefits from a generous low maintenance rear yard with garden shed.

Details

Council Tax Banding - C

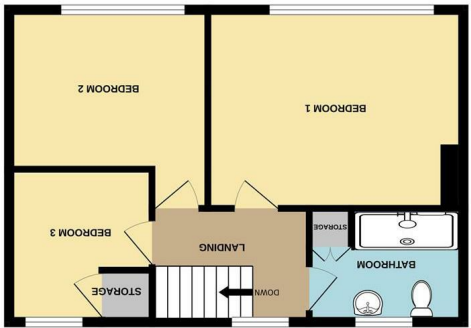
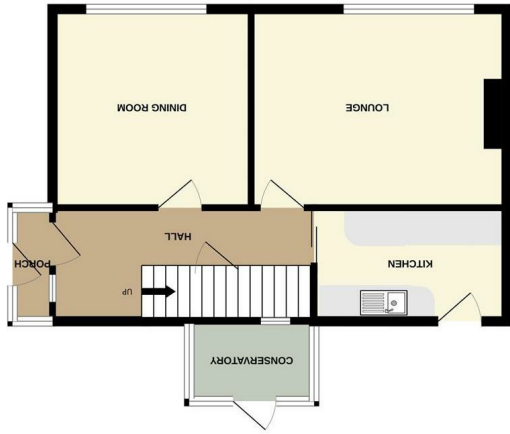
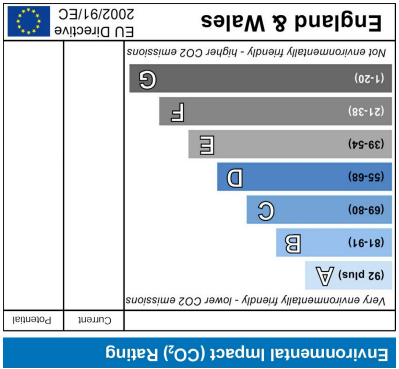
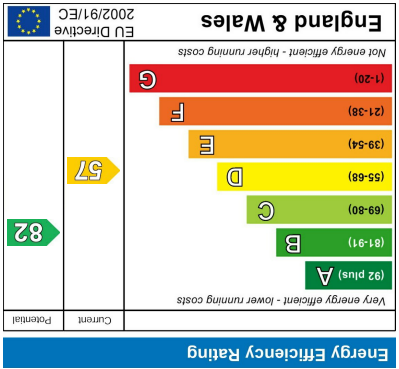
LCGV 19072023

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



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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TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.

