



49 James Street, Scarborough YO12 7PH  
Offers In The Region Of £140,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- IDEAL FIRST TIME BUY PROPERTY WITH NO ONWARD CHAIN
- POPULAR SCARBOROUGH TOWN CENTRE LOCATION
- FOUR BEDROOMS AND TWO RECEPTION ROOMS
- WELL PRESENTED MID-TERRACE HOME
- MODERN FITTED KITCHEN AND SMALL REAR YARD

Offered to the market with NO ONWARD CHAIN is this ideal FIRST TIME BUY/BUY TO LET. A BEAUTIFULLY PRESENTED, FOUR BEDROOM, terraced house which occupies a CENTRAL location within SCARBOROUGH and is well comprised over THREE STOREYS with TWO RECEPTION ROOMS and a low-maintenance REAR YARD

The accommodation comprises on the ground floor; entrance hall with stairs to the first floor, light and airy lounge with an opening to a separate dining room with under stairs storage and a fitted kitchen. To the first floor of the property lies a landing with further stairs to the second floor, two generous sized double bedrooms and a white three-piece house bathroom. Furthermore, to the second floor lies a landing and two further double bedrooms. Externally, to the rear of the property lies a low-maintenance yard with single gate which provide access onto the rear lane.

'In our opinion' the property is offered to the market in great order throughout with both double glazing and gas central heating via a combi boiler.



Located centrally within Scarborough, the property provides wonderful access to a wide range of amenities. The property lies within close proximity to Scarborough's main shopping promenade, where a range of eating and drinking establishments, local supermarkets and local shops lie. Also, within proximity lies Scarborough's South Bay Beach, Scarborough Train Station and a junior school.

Viewing does come highly recommended, in order to fully appreciate the space, finish and convenient setting on offer from this ideal first time buy/buy to let. If you wish to book a viewing, please contact CPH Property Services on 01723352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).



## ACCOMODATION

### GROUND FLOOR

Entrance Hall

Lounge  
10'9" x 9'10" max

Dining Room  
11'5" x 10'2" max

Kitchen  
8'10" x 7'2" max

### FIRST FLOOR

Bedroom 3  
8'6" x 10'9" max

Bedroom 4  
10'5" x 7'2" max

Bathroom  
5'10" x 7'6" max

### SECOND FLOOR

Bedroom 1  
13'5" x 10'9" max

Bedroom 2  
8'6" x 10'9" max

Externally

To the front of the property lies a small front courtyard. To the rear of the property lies a small rear yard with gated access to the rear lane.

Details Prepared  
ABAB/151123

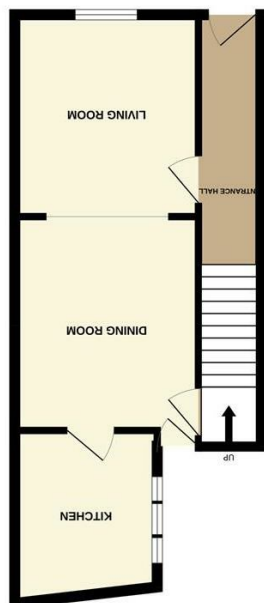


Interested? Get in touch:

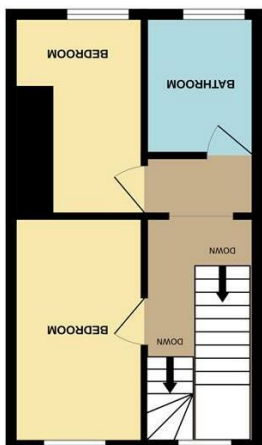
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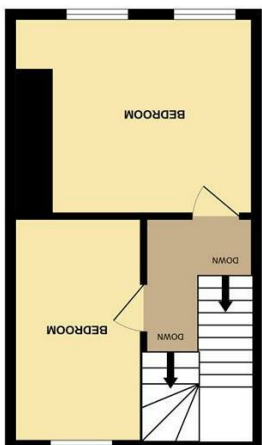
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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  
 366 sq.ft. (34.0 sq.m.) approx.

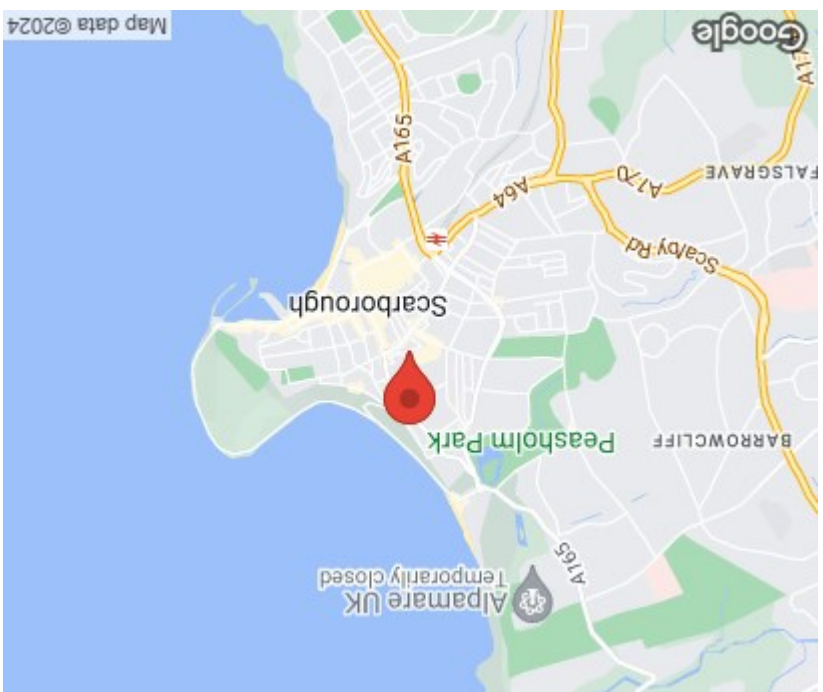
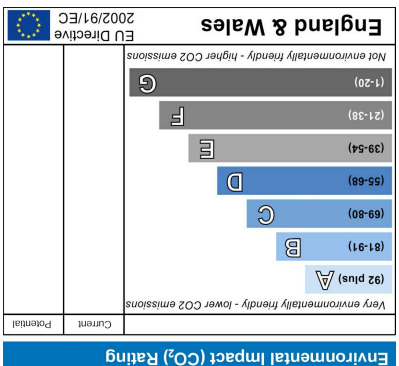
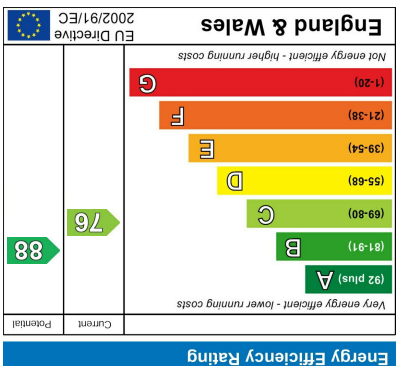


1ST FLOOR  
 291 sq.ft. (27.0 sq.m.) approx.



2ND FLOOR  
 289 sq.ft. (26.9 sq.m.) approx.

TOTAL FLOOR AREA: 946 sq.ft. (87.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and other items are approximate and no responsibility is taken for any 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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