



74 Castle Road, Scarborough YO11 1XE
Offers Over £160,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- IDEAL FIRST TIME BUY/INVESTMENT OPPORTUNITY
- FOUR BEDROOM TOWN HOUSE
- OPEN PLAN LOUNGE/DINER
- DECEPTIVELY SPACIOUS
- POPULAR OLD TOWN LOCATION
- LOW-MAINTENANCE YARDS

CPH are delighted to bring to market this DECEPTIVELY SPACIOUS Scarborough TOWN HOUSE with FOUR BEDROOMS, an OPEN PLAN LOUNGE/DINER and REAR YARD. Located in the SOUGHT AFTER OLD TOWN of SCARBOROUGH. This property would benefit FIRST TIME BUYERS and those looking for an INVESTMENT OPPORTUNITY.

The property has been well maintained throughout with gas central heating and uPVC double glazing. The accommodation briefly comprises of: the entrance hallway with stairs to the first floor, the open plan lounge/diner with gas fire, the kitchen with access to the rear and under stair pantry. To the first floor lies a landing with stairs to the second floor, the master bedroom and the house bathroom with four-piece suite. To the second floor lies a landing and the further double bedrooms. Externally, the front of the property benefits from a courtyard with wall boundaries. The rear of the property offers a low-maintenance paved yard and gated access to the rear street.



Being located at the top of the Old Town the property provides excellent access to a wide range of attractions and amenities including Scarborough Town centre and the market hall, The Castle, Cricket Ground and both Scarborough's North and South Bay's making the property an excellent all round family home or possibly a holiday home/rental from this fantastic central location.

To arrange a viewing, please contact CPH today on 01723 352235 or visit our website www.cphproperty.co.uk



ACCOMMODATION

GROUND FLOOR

Hallway

Lounge/Diner
21'3" x 13'9"

Kitchen
13'1" x 5'6"

FIRST FLOOR

Bedroom 1
16'4" x 11'5"

Bathroom
10'2" x 10'2"

SECOND FLOOR

Bedroom 2
10'5" x 10'2"

Bedroom 3
10'5" x 11'9"

Bedroom 4
8'2" x 7'2"

External

The property benefits from low-maintenance yards to the front and rear.

Details

Council Tax Banding - B

LCAB 11092023



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY

t. 01723 352235

e. sales@cphproperty.co.uk

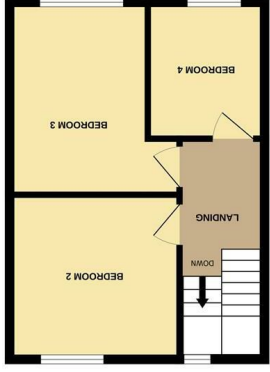
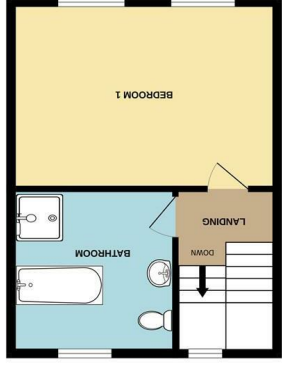
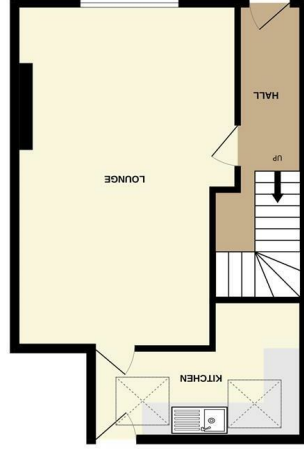
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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



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 is made with respect to their operation or efficiency can be given.

TOTAL FLOOR AREA: 1154 sq.ft. (107.2 sq.m.) approx.

