



24 Wykeham Street, Scarborough YO12 7SB
Offers Over £140,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- IDEAL FIRST TIME BUY/INVESTMENT PROPERTY
- LOW-MAINTENANCE REAR YARD
- CENTRAL LOCATION WITHIN SCARBOROUGH
- SPACIOUS BAY FRONTED MID-TERRACE HOME
- GAS CENTRAL HEATING AND DOUBLE GLAZING

IDEAL FIRST TIME BUY/INVESTMENT PROPERTY, a BAY FRONTED mid-terrace house which is located centrally within Scarborough with TWO DOUBLE BEDROOMS and a LOW-MAINTENANCE REAR YARD. The property benefits from GAS CENTRAL HEATING and DOUBLE GLAZING throughout.

In brief the accommodation comprises of; the entrance hall with stairs to the first floor, the bay fronted living room and open plan dining area, a modern kitchen with a range of base and wall units, two double bedrooms with built in storage and the house bathroom complete with three-piece suite. To the front of the property is a forecourt and to the rear lies a low-maintenance yard with an outside brick storage shed and gated access to the side.



The property is well located, centrally in Scarborough and provides excellent access to a wealth of amenities including Gladstone Road School, Sainsbury's and a range of local shops on Falsgrave and Scarborough Town Centre. If you would like to arrange a viewing,

Please contact our friendly team today to arrange a viewing on 01723 352235 or visit www.cphproperty.co.uk.



ACCOMODATION

GROUND FLOOR

Entrance Hall

Living Room

Dining Room

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bathroom

Externally

To the front of the property lies a small forecourt and to the rear of the property lies an enclosed low maintenance rear yard with brick built storage and gated access to the side.

Details Prepared

AB070224 - Council Tax Band A



Interested? Get in touch:

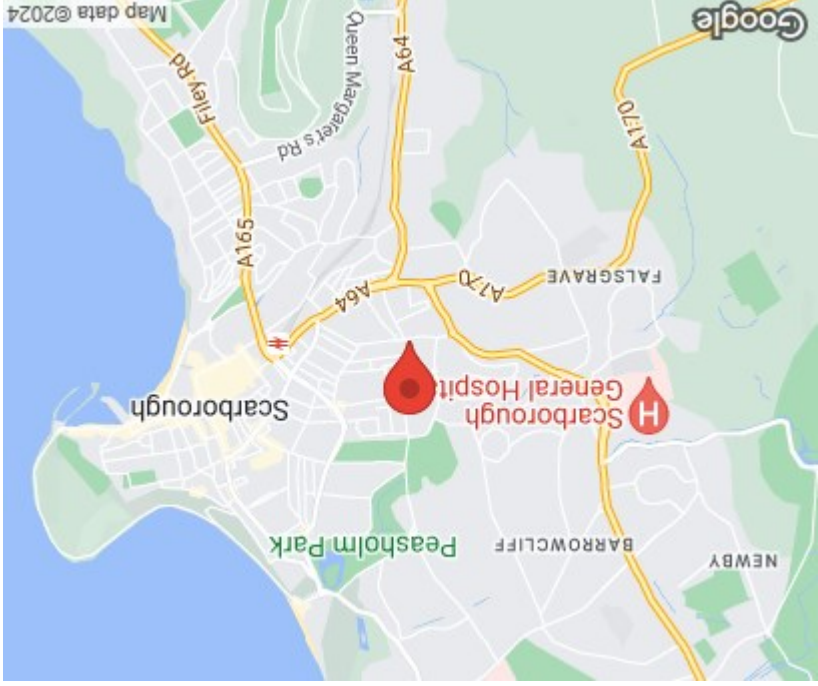
19 St.Thomas Street,
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t. 01723 352235

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www.cphproperty.co.uk

CPH



England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Current	
Potential	

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Current	70
Potential	88



CPH Property Services
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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