



5 Cambridge Street, Scarborough, YO12 7ED

Price Guide £130,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM MID-TERRACE HOME
- TWO RECEPTION ROOMS PLUS UTILITY ROOM
- SET OVER THREE FLOORS
- REAR YARD
- POPULAR TOWN CENTRE LOCATION
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN

IDEAL FIRST TIME BUY/BUY TO LET. A WELL-PRESENTED mid-terrace family home which is well laid out over THREE FLOORS with THREE DOUBLE BEDROOMS, TWO RECEPTION ROOMS, a YARD and is well located within SCARBOROUGH TOWN CENTRE.

The property comprises on the ground floor; entrance hallway with stairs to the first floor, a bay fronted lounge, separate dining room, kitchen fitted with a range of wall/base units, a door to the yard and a utility room. To the first floor of the property lies a landing with further stairs to the second floor, a generous double bedroom and a four-piece suite house bathroom with built-in storage. Furthermore, to the second floor lies a landing and two double bedrooms. Externally, to the front of the property lies a forecourt and to the rear of the property lies a low-maintenance yard with gated access.

The property is well located centrally to the town centre and a wealth of amenities therein including a choice of popular eating and drinking establishments, local shops and Scarborough Town Centre's main promenade. A little further afar lies Scarborough's North and South bay beach.

Internal viewing is essential in order to fully understand the space, setting and finish on offer from this well located family home. If you would like to book a viewing, please contact our friendly and experienced sales team on 01723352235 or visit our website www.cphproperty.co.uk





ACCOMMODATION:

GROUND FLOOR

Entrance Hallway

22'11" x 2'11"

Lounge

13'1" max into bay x
10'9"

Dining Room

11'1" x 9'2"

Kitchen

14'5" x 8'2"

Utility Room

8'2" x 4'7"

FIRST FLOOR

Landing

10'9" x 4'7"

Bedroom One

14'5" x 11'1"

Bathroom

10'9" x 9'2"

SECOND FLOOR

Landing

10'9" x 4'7"

Bedroom Two

14'9" max x 11'1"

Bedroom Three

10'9" x 9'6"

Details Prepared

TLPF/230224



Interested? Get in touch:

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e. sales@cphproperty.co.uk

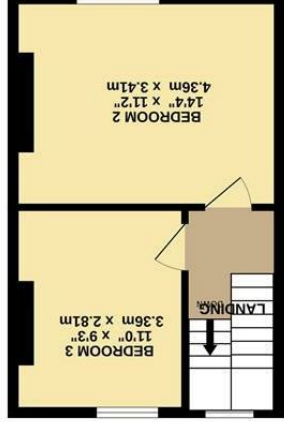
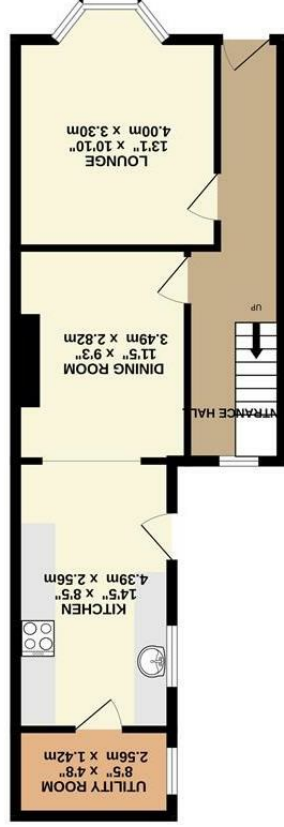
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any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



What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and air space are undertaken to the greatest degree of accuracy possible. Measurements are taken from the face of doors, windows, rooms and air space 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. Made with INROCK C2024



TOTAL FLOOR AREA: 1103 sq ft. (102.5 sq.m.) approx.

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
Not energy efficient - higher running costs	
Current	63
Potential	83

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
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