



1 Derwent Street, Scarborough YO12 4AL
Offers Over £125,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- TWO BEDROOM END TERRACED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- SET WITHIN THE POPULAR FALSGRAVE AREA
- IDEAL FIRST TIME BUY/INVESTMENT PROPERTY
- LOW MAINTENANCE REAR YARD

CPH are delighted to be presenting to the market this BEAUTIFULLY PRESENTED, TWO BEDROOM END TERRACED HOME which occupies a great position within Scarborough's popular FALSGRAVE area and offers MODERN LIVING and LOW MAINTENANCE REAR YARD.

The property comprises on the ground floor; lounge, kitchen and stairs to the first floor. The bay-fronted lounge is well presented and benefits from under stair storage, the hallway with stairs leading to the first floor provides access to a modern kitchen with a range of wall/base units and a door to the low maintenance rear yard. To the first floor lies a landing, a double master bedroom, a further bedroom and a recently modernised three-piece bathroom which includes a heated towel rail. The property also benefits from gas central heating via a combination boiler and uPVC double glazing all round.

Externally, to the rear of the property lies a well-presented and low maintenance rear yard with brick built external store and side gated access back on to the street.

Situated within the Falsgrave area, a wealth of amenities are presented at hand including local supermarkets, a range of popular eating and drinking establishments, a choice of popular junior schools and within close proximity is 'Falsgrave Park'.

Internal viewing is vital in order to fully appreciate this tastefully decorated, two bedroom home and in our opinion this property could appeal to a multitude of buyers including investors, first time buyers and those looking to holiday let. If you wish to book a viewing, please contact our friendly team at CPH on 01723352235 or visit www.cphproperty.co.uk.





ACCOMODATION

GROUND FLOOR

Lounge
12'5" x 10'2" max

Hallway

Kitchen
12'5" x 8'6" max

FIRST FLOOR

Landing

Bedroom 1
12'5" x 10'2" max

Bedroom 2
10'5" x 8'2" max

Bathroom
5'6" x 4'11" max

Externally

To the rear of the property lies a well presented low maintenance rear yard including external brick built storage shed.

Details Prepared
AB040424



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

CPH

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 figures 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.
 Made with floorplan ©2024

