



50 Cambridge Street, Scarborough, YO12 7ED  
Price Guide £135,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- THREE BEDROOM MID-TERRACE HOME
- IDEAL FIRST TIME BUY/BUY TO LET
- TWO RECEPTION ROOMS
- OUTDOOR SPACE
- TOWN CENTRE LOCATION
- NO ONWARD CHAIN

New to the market is this 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 with an opening to a dining room, kitchen fitted with wall/base units and a door to the yard. To the first floor of the property lies a landing with further stairs to the second floor, a generous double bedroom and a spacious three-piece suite house bathroom. 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 and setting on offer from this well located 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](http://www.cphproperty.co.uk)







ACCOMMODATION:

GROUND FLOOR

Entrance Hallway

Bedroom Three  
11'1" x 9'6" max

Lounge

12'9" max into bay x 11'1" max

Details Prepared  
TLPF/100424

Dining Room

14'5" max x 10'9"

Kitchen

19'4" x 6'10"

FIRST FLOOR

Landing

11'1" x 4'11"

Bedroom One

14'1" x 11'1"

Bathroom

10'9" x 9'2"

SECOND FLOOR

Landing

11'1" x 4'11"

Bedroom Two

14'5" max x 11'1"



Interested? Get in touch:

19 St.Thomas Street,  
Scarborough YO11 1DY  
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www.cphproperty.co.uk

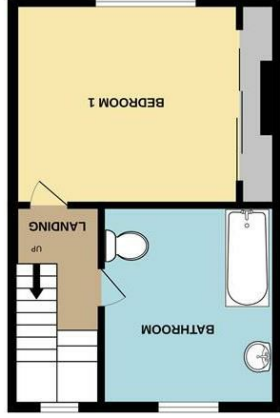
**CPH**



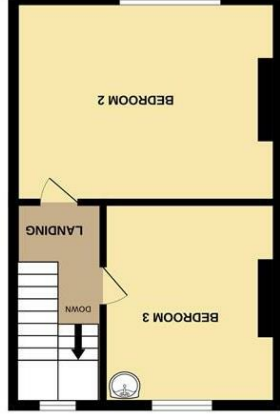
GROUND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



2ND FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 quality or efficiency can be given.  
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TOTAL FLOOR AREA: 1057 sq.ft. (98.2 sq.m.) approx.



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

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

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
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