



5 St. Marys Walk, Scarborough, YO11 1RN
£250,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- STUNNING, THREE BEDROOM MID-TERRACED HOME
- WELL LAID OUT OVER THREE FLOORS
- NEWLY RENOVATED THROUGHOUT TO A FANTASTIC STANDARD
- IDEAL HOLIDAY HOME/SECOND HOME/PERMANENT RESIDENCE
- SET WITHIN THE OLD TOWN WITH FANTASTIC SEA VIEWS
- OFFERED WITH NO ONWARD CHAIN

New to the market is this THREE BEDROOM mid-terrace home which has undergone a FULL RENOVATION sympathetic to the age of the property, whilst still retaining period features. Situated within the heart of Scarborough's OLD TOWN with fantastic SEA VIEWS and NO ONWARD CHAIN. The property is well comprised over THREE FLOORS and benefits from OPEN PLAN LIVING to the GROUND FLOOR and SOUTH FACING COURTYARD GARDEN.

'In our opinion' the property is offered to the market in fantastic decorative order throughout having been fully renovated by the current owners to include an open plan ground floor configuration, new kitchen, new luxury bathroom, upgraded electrics and would be ideal for a permanent or second home. The ground floor offers open plan living arrangements comprising of a living room with fireplace open to a newly fitted modern kitchen fitted with a range of units finished with Quartz worktops, ceramic hob and built-in appliances. From the lounge lies stairs up to the first floor onto the landing space which has two double bedrooms, both with feature fireplaces and built-in storage. To the second floor lies landing space, a further double bedroom and a newly fitted luxury house bathroom complete with a four-piece suite including roll top bath and walk-in shower cubicle. To the rear of the property lies a South facing 'sun trap' courtyard garden with walled boundaries and gated access to the rear. Both the first and second floor offer breath taking sea views to the rear, with some glimpses of sea views also to the ground floor.

Situated right in the heart of Scarborough's Historic and sought after Old town within close proximity to both Scarborough's North and South Bays, this property offers easy access to a wealth of amenities and attractions with Scarborough Town Centre, South Bay Promenade and Scarborough Castle and surrounding areas.

An ideal home to use as a holiday home/rental property or permanent home, in the Old town. Early internal viewing is a MUST





ACCOMMODATION:

GROUND FLOOR

Lounge

13'9" max x 9'6" max

Kitchen

12'9" max x 10'2" max

FIRST FLOOR

Landing

10'5" x 4'11" max

Bedroom One

14'1" max x 9'6"

Bedroom Two

10'5" x 8'10" max

SECOND FLOOR

Landing

10'2" x 4'7" max

Bedroom Three

14'1" max x 9'6"

Bathroom

10'5" x 9'2" max

Details Prepared

TLPF/300424



Interested? Get in touch:

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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

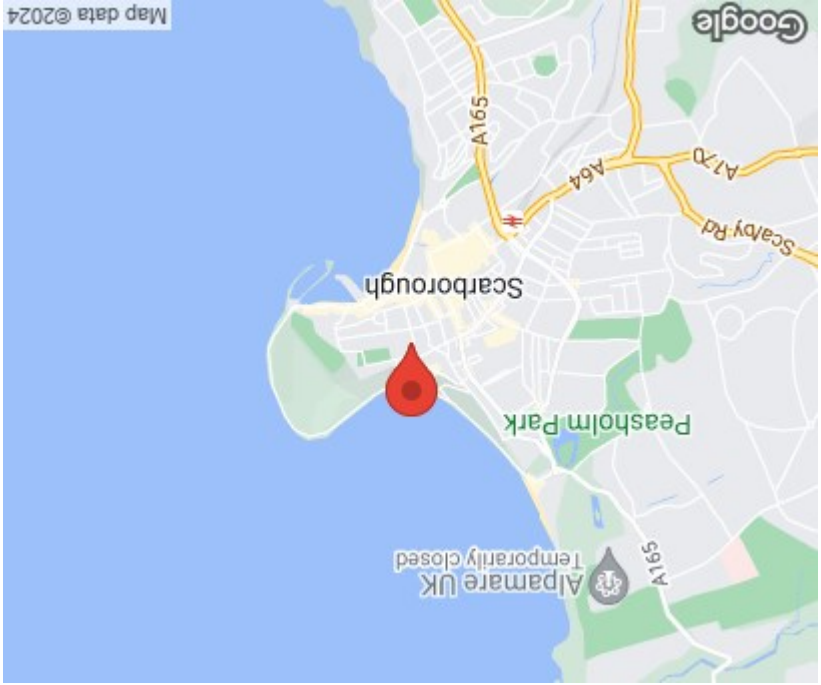


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	63
Potential	90

Energy Efficiency Rating

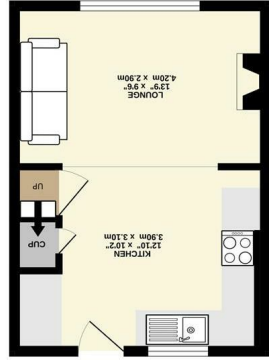
England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	
Potential	

Environmental Impact (CO₂) Rating

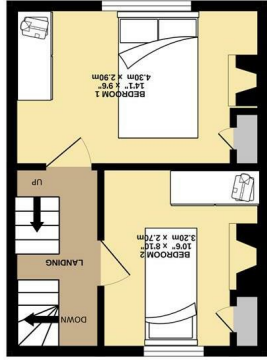


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and any other items the approximate and no responsibility is taken for any error of omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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.
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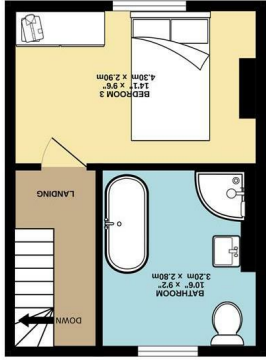
TOTAL FLOOR AREA : 762 sq.ft. (70.8 sq.m.) approx.



GROUND FLOOR
256 sq.ft. (23.8 sq.m.) approx.



1ST FLOOR
252 sq.ft. (23.4 sq.m.) approx.



2ND FLOOR
254 sq.ft. (23.6 sq.m.) approx.