



3 Murchison Street, Scarborough YO12 7RN
Auction Guide £108,000



- FIVE BEDROOM REGISTERED HOUSE OF MULTIPLE OCCUPANTS
- WITHIN PROXIMITY TO BOTH SCARBOROUGH'S NORTH BAY & TOWN CENTRE
- DOUBLE GLAZED AND GAS CENTRAL HEATING
- NO ONWARD CHAIN
- FOR SALE BY MODERN METHOD OF AUCTION

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Occupying a great position within SCARBOROUGH TOWN CENTRE is this FIVE BEDROOM, registered HOUSE OF MULTIPLE OCCUPANCY. The property has been well maintained by our client and we calculate the property could potentially generate a gross income of around £18,000pa if fully occupied. This property has an HMO licence for 5 occupants and is offered to the market as an ongoing concern with 1 sitting tenant currently.

Well comprised over three floors, the property is accessed via an entrance door, leading to a communal entrance hall with stairs to all floors and a door to the first double bedroom on the ground floor with bay window. Accessed also by the communal entrance hall is a dining room and kitchen with a range of wall and base units with a door to the rear yard. To the first floor lies a landing with further stairs to the second floor, a further two double bedrooms, three-piece suite bathroom and a separate WC. On the second floor lies a landing and two further double bedrooms. To the rear of the property lies a low-maintenance yard with gated access.

The property is well located on Murchison Street, which provides excellent access to a wealth of amenities including, a range of eateries, local shops and is also within close proximity to Scarborough's North Bay, Train Station, Scarborough Castle and Scarborough Town Centre, Scarborough Cricket Ground and Scarborough's Open Air Theatre.

Viewing does come highly recommended and is via the sole agents CPH Property Services. For further enquires please contact CPH on 01723352235





ACCOMMODATION

GROUND FLOOR

Entrance Hall

Bedroom 1
14'9" x 11'5" max

Dining Room
12'1" x 11'9" max

Kitchen
17'0" x 7'2" max

FIRST FLOOR

Landing

Bathroom
8'2" x 7'2" max

WC
3'3" x 7'2" max

Bedroom 2
13'9" x 11'9" max

Bedroom 5
11'9" x 9'2" max

SECOND FLOOR

Landing

Bedroom 3
15'1" x 11'9" max

Bedroom 4
11'9" x 8'2" max

Externally

To the rear of the property lies an enclosed private rear yard.



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



TOTAL FLOOR AREA: 1466 sq. ft. (138.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained herein, 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.
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