



9 Britannia Street, Scarborough YO12 7DN  
Asking Price £130,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- IDEAL FIRST TIME BUY/INVESTMENT PROPERTY
- LOW-MAINTENANCE REAR YARD
- CENTRAL LOCATION WITHIN SCARBOROUGH
- SPACIOUS BAY FRONTED MID-TERRACE HOME
- GAS CENTRAL HEATING AND DOUBLE GLAZING

IDEAL FIRST TIME BUY/INVESTMENT PROPERTY, a BAY FRONTED mid-terrace house which is located centrally within Scarborough with TWO DOUBLE BEDROOMS and a LOW-MAINTENANCE REAR YARD. The property benefits from GAS CENTRAL HEATING and DOUBLE GLAZING throughout.

In brief the accommodation comprises of; the entrance hall with stairs to the first floor, the bay fronted living room and open plan dining area, a modern kitchen with a range of base and wall units, downstairs w/c, two double bedrooms and the modern house bathroom complete with three-piece suite. To the front of the property is a forecourt and to the rear lies a low-maintenance yard with gated access leading back to the street.

The property is well located, centrally in Scarborough and provides excellent access to a wealth of amenities including Gladstone Road School, Sainsbury's and a range of local shops on Falsgrave and Scarborough Town Centre. If you would like to arrange a viewing,

Please contact our friendly team today to arrange a viewing on 01723 352235 or visit [www.cphproperty.co.uk](http://www.cphproperty.co.uk).







## ACCOMMODATION

### GROUND FLOOR

Entrance Hall

Living Room  
9'10" x 10'9" max

Dining Room  
9'10" x 11'1" max

Kitchen  
9'10" x 7'10" max

W/C  
3'3" x 3'11" max

### FIRST FLOOR

Landing

Bedroom 1  
9'10" x 14'1" max

Bedroom 2  
9'10" x 8'10" max

Bathroom  
9'10" x 7'10" max

Externally

To the rear of the property lies an enclosed paved rear yard with gated access to a ginnel leading to the street.

Details Prepared

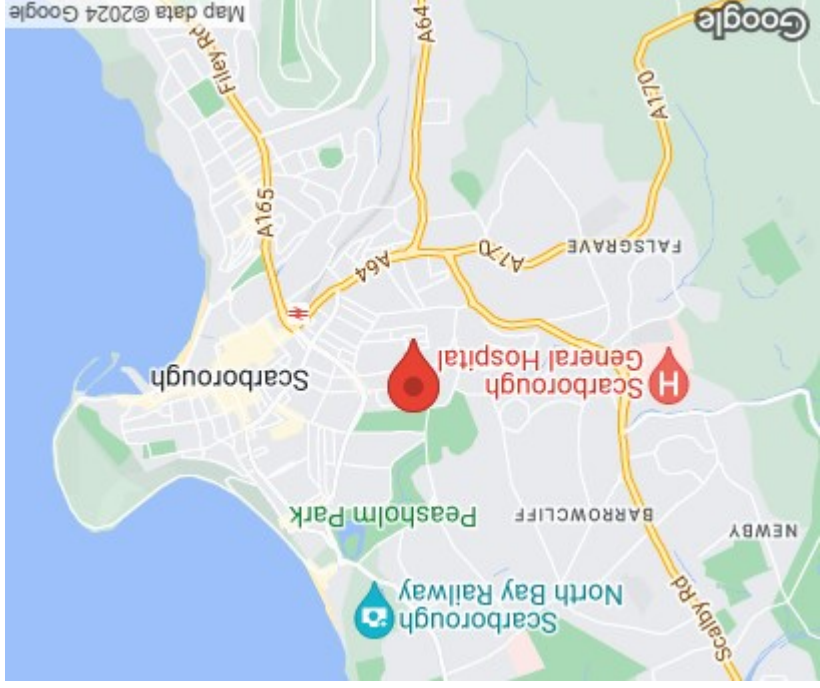
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Interested? Get in touch:

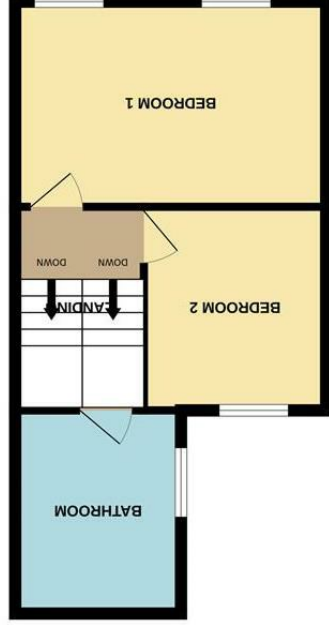
19 St.Thomas Street,  
Scarborough YO11 1DY  
t. 01723 352235  
e. sales@cphproperty.co.uk  
www.cphproperty.co.uk

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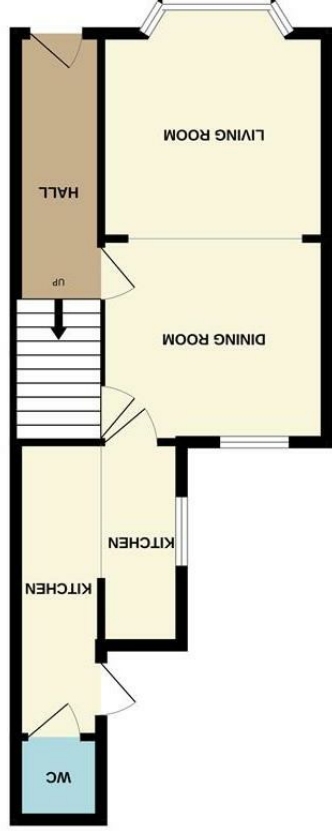


Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - higher CO <sub>2</sub> emissions
(92 plus) A	(1-20) G
(81-91) B	(21-38) F
(69-80) C	(39-54) E
(55-68) D	(55-68) D
(39-54) E	(55-68) D
(21-38) F	(55-68) D
(1-20) G	(55-68) D
Current	Potential

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



1ST FLOOR  
370 sq.ft. (34.3 sq.m.) approx.



GROUND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.

Total Floor Area: 782 sq. ft. (72.7 sq.m.) approx.  
 Note every effort 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 errors or misstatements. This plan for illustrative purposes only and should be used as a guide only. As to their operability or efficiency can be given. The services, systems and appliances shown have not been tested and no guarantee is made with them. ©2024



CPH Property Services  
 19 St. Thomas Street, Scarborough YO11 1DY  
 e.sales@cphproperty.co.uk | cphproperty.co.uk

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