



5 Crown Terrace, Scarborough YO11 2BL

Guide Price £380,000

Prestige
Collection
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SUBSTANTIAL PERIOD SIX BEDROOM TERRACED HOME which is well laid out over FOUR FLOORS with TWO RECEPTION ROOMS, STUDY, CLOAKROOM, DOWNSTAIRS WC AND A REAR MEDITERRANEAN STYLE COURTYARD

+++CPH are delighted to be presenting to the market this SUBSTANTIAL PERIOD SIX BEDROOM TERRACED HOME which is well laid out over FOUR FLOORS with TWO RECEPTION ROOMS, STUDY, CLOAKROOM, DOWNSTAIRS WC AND A REAR MEDITERRANEAN STYLE COURTYARD. THE PROPERTY IS GRADE 2 LISTED AND LOCATED ON AN ENVIABLE TREE LINED TERRACE OVER-LOOKING PLEASANT OPEN PUBLIC GARDENS. ONE OF THE FEW REMAINING CHARACTER PROPERTIES, VIEWING IS A MUST+++

The internal living accommodation comprises in brief on the ground floor; entrance vestibule and hallway with stairs to the first floor, a bay fronted living room, a separate study, handy WC and cloakroom. Stairs lead down to the lower ground floor where a bay fronted Dining room can be found along with wine cellar area and then to the rear a generous Dining Kitchen fitted with a range of units with door which leads out to a sunny rear low maintenance courtyard with garden shed. To the first floor of the property lies a landing with further stairs to the second floor, Two double bedrooms including master bedroom, a walk in wardrobe and the house bathroom which serves this floor. To the second floor landing lie four further double bedrooms and a shower room.

The property occupies an enviable position on a popular tree lined Avenue close to the Esplanade, near to a wealth of amenities and attractions including the Italian Gardens, Clock tower, Ramshill shops and is only a 'short' walk from the town centre itself and close to Scarborough's South Bay and Spa complex.

Viewing does come highly recommended and can be arrange via our friendly team in the office on or visit our website. 01723352235 or visit www.cphproperty.co.uk



- Beautifully Presented Characterful Grade 2 listed Georgian Townhouse
- Three Reception Room
- Six bedrooms
- Two Bathrooms
- Pleasant Sunny rear Courtyard
- Located On a tree lined street with Open gardens opposite
- Offered with no Onward Chain, Viewing is a must

Accommodation	Bedroom Three 13'9" x 12'1"
Ground Floor	Bedroom Four 13'9" x 7'2"
Entrance Vestible 7'10" x 4'3"	Bedroom Five 12'9" x 8'6"
Entrance Hall 20'0" x 6'6"	Bedroom Six 12'9" x 11'9"
Lounge 17'0" x 15'5"	Shower Room 6'10" x 4'3"
Cloakroom 8'6" x 5'10"	Lower Ground Floor
WC 8'2" x 6'2"	Lower ground floor lobby 11'1" x 7'2"
Study 12'9" x 11'5"	Dining Kitchen 20'0" x 16'8"
First Floor	Pantry/ Utility 8'2" x 6'10"
First Floor Landing 15'5" x 6'10"	Dining Room 20'0" x 16'8"
Master Bedroom 20'0" x 17'0"	Front Lobby with external entrance door 6'10" x 4'3"
Walk in wardrobe 5'6" x 4'3"	Wine Cellar
Bedroom Two 13'1" x 12'1"	Tenure The property is Freehold
House Bathroom 12'9" x 7'6"	Details prepared by/ date GV 25/06/24
Second Floor	EPC and Council Tax EPC tbc Council Tax D
Second Floor Landing 15'1" x 6'10"	



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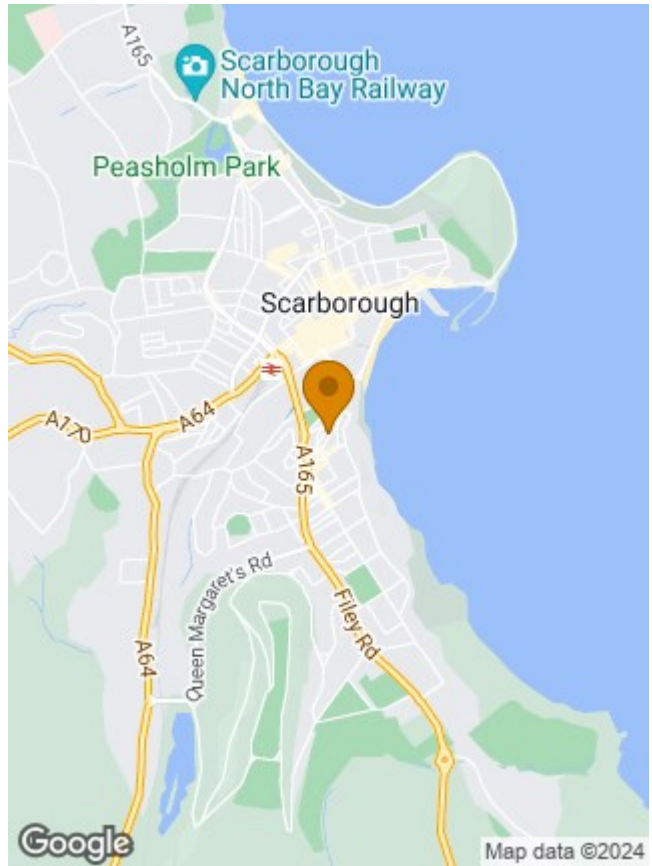






TOTAL FLOOR AREA : 2931 sq.ft. (272.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	

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



Interested? Get in touch today:
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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