



4 Overton Terrace, Scarborough YO11 1PW  
Offers Over £250,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- STUNNING OPEN ASPECT SEA & HARBOUR VIEWS
- THREE DOUBLE BEDROOMS
- NO ON-WARD CHAIN
- SUCCESSFUL HOLIDAY LET
- MODERNISED THROUGHOUT

Occupying a desirable position within the heart of Scarborough's OLD TOWN is this SPACIOUS, THREE BEDROOM TERRACE HOME which is well laid out over THREE FLOORS with a SEPARATE WC, REAR YARD and PANORAMIC SEA AND HARBOUR VIEWS.

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.

The property is laid out over three floors and comprises on the ground floor; a light and airy lounge, hall with stairs to the first floor, a modern kitchen with a range of wall and base units and separate diner fitted with ample storage units. To the first floor of the property lies a landing with further stairs to the second floor, a master bedroom and spacious four piece-bathroom. Furthermore, to the second floor lies a landing, two further double bedrooms and a separate WC. The property does also benefit from gas central heating via a combination boiler, double glazing throughout and the roof has been fully insulated and re-slatted/GRP covered by the current owner.

Externally to the rear of the property lies a low maintenance enclosed rear yard with external timber built storage unit which currently houses a washing machine and tumble dryer .

The property is a 'stone's throw' away from Scarborough Castle and provides magnificent panoramic views from all three floors encompassing the harbour, South bay, and along the heritage coastline. The property offers easy access to a wealth of further amenities with Scarborough Town Centre and the main Promenade also within close proximity.

In our opinion this property would be ideal for a buyer looking to invest in a magnificent 'turn key ready' holiday let or those looking to re-locate to the coast. This property can also come fully furnished by separate negotiation.

Early internal viewing is a MUST. To arrange a viewing, please contact CPH today on 01723352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)





## ACCOMMODATION

### GROUND FLOOR

Living Room  
12'1" x 10'2" max

Hall

Dining Room  
12'1" x 9'10" max

Kitchen  
11'1" x 5'10" max

### FIRST FLOOR

Landing

Bedroom 1  
12'1" x 10'2" max

Bathroom  
12'1" x 7'10" max

### SECOND FLOOR

Landing

Bedroom 2  
12'1" x 10'5" max

Bedroom 3  
10'2" x 8'2" max

W/C  
6'6" x 3'7" max

Externally

To the front the property offers stunning open aspect sea and harbour views across Scarborough's popular South Bay. To the rear of the property lies a low maintenance and secure rear yard with external timber frame built store.

Details Prepared  
AB300724



Interested? Get in touch:

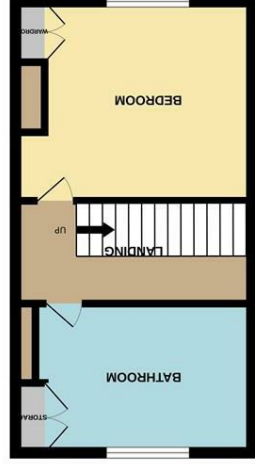
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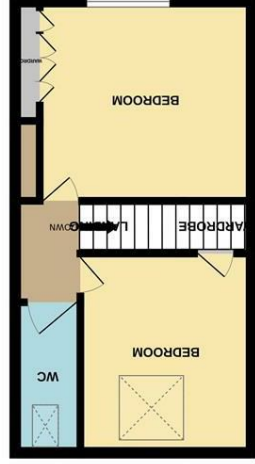
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GROUND FLOOR

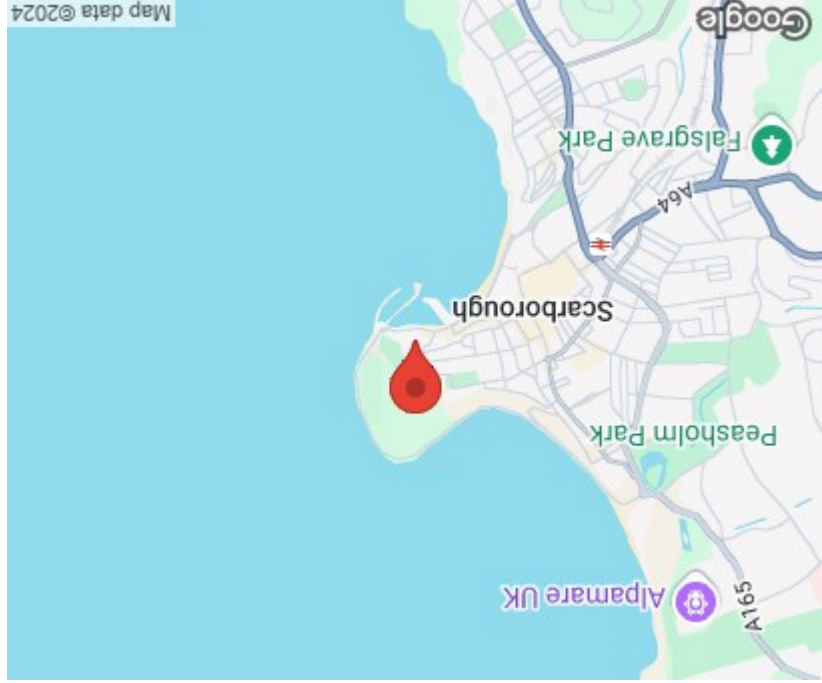
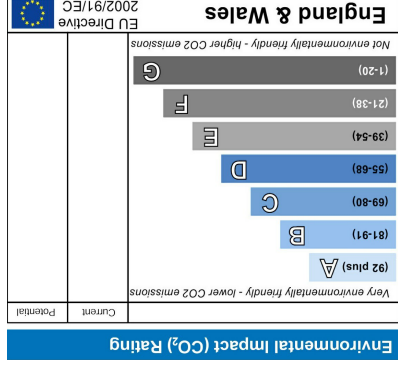
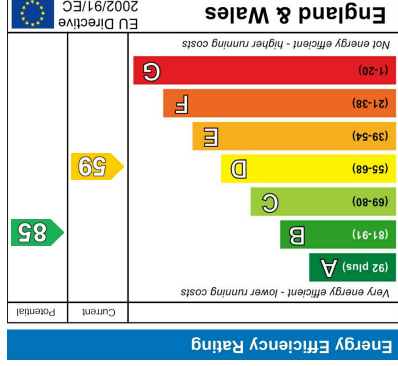


1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the diagram 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 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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