



The Joinery, 33 Sussex Street, Scarborough YO11 1BJ  
Offers Over £200,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- THREE BEDROOM DETACHED HOUSE
- OFF-STREET PARKING & COURTYARD
- IMMACULATEDLY PRESENTED THROUGHOUT
- OPEN PLAN LIVING/DINING/KITCHEN
- OFFICE & UTILITY

CPH are delighted to bring to the market; The Joinery a CHARMING & BEAUTIFULLY PRESENTED DETACHED PROPERTY in the heart of Scarborough Town Centre, renovated to a high standard with a PRIVATE COURTYARD. The property affords excellent access to the beaches, harbour and local amenities, making it an ideal setting for a unique family home or holiday let.

The accommodation itself briefly comprises on the ground floor of; Entrance Hall with cloakroom, two double bedrooms which both have access doors to the courtyard, a third bedroom and modern three-piece bathroom. The first floor offers open-plan living and features a lounge, kitchen, dining room featuring attractive cross beams and roof trusses, separate utility, office, and W/C. The property also includes a gated entrance and a private courtyard which could be used as off-street parking, with additional under-house storage and security features such as CCTV and an intruder alarm system.

This property would make the ideal investment opportunity for those looking to join the holiday let market. Sykes Cottages have recently visited the property and provided an estimated return of £28,000 per annum.

This tastefully finished home truly needs to be seen to be fully appreciated. To arrange a viewing, please contact CPH today on 0172335223 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).





## ACCOMMODATION

### GROUND FLOOR

Entrance Hall

Store/Cloakroom  
5'6" x 5'6" max

Bedroom 1  
13'1" x 11'9" max

Bedroom 2  
9'10" x 8'6" max

Bedroom 3  
8'10" x 6'6" max

Bathroom  
8'2" x 5'6" max

### FIRST FLOOR

Landing

W/C  
2'7" x 4'11" max

Kitchen/Diner/Sitting Room  
38'0" x 15'1" max

Utility Room  
7'2" x 6'2" max

Study/Office  
5'2" x 7'2" max

Externally

To the front of the property lies a gated courtyard which is big enough to be used as off-street parking. Also to the front of the property lies a gated front yard with planted borders.

Details Prepared  
AB170824

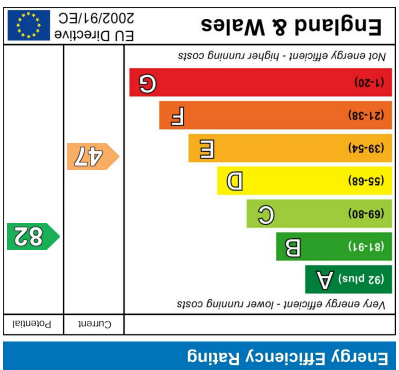
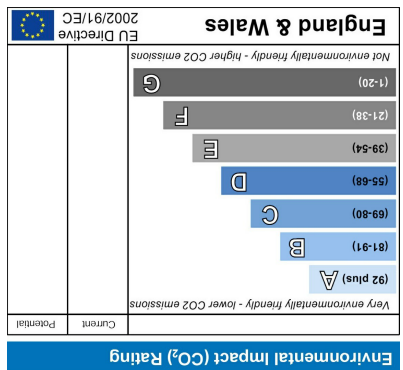


Interested? Get in touch:

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**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 : 1098 sq.ft. (102.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, walls, doors 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 operating or efficiency can be given.  
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