



41 Nansen Street, Scarborough YO12 7LN
Offers In The Region Of £235,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- FIVE GOOD SIZE DOUBLE BEDROOMS
- NO ONWARD CHAIN
- GARAGE & COURTYARD
- THREE RECEPTION ROOMS
- POPULAR SCARBOROUGH LOCATION
- RECENTLY MODERNISED KITCHEN

CPH are delighted to be offering to the market this SUBSTANTIAL FAMILY HOME set over THREE FLOORS with THREE RECEPTION ROOMS, FIVE DOUBLE BEDROOMS, ENCLOSED REAR COURTYARD and GARAGE with NO ONWARD CHAIN. This TRADITIONAL and CHARACTERFUL property is centrally located within the heart of Scarborough and within close walking distance to Scarborough Town Centre, Train Station, Peasholm Park and North Bay.

The property briefly comprises; entrance vestibule leading to a characterful hallway, Lounge which features a bay window, spacious dining room, recently modernised kitchen/breakfast room which benefits from a range of wall and base units including further integrated appliances such as oven and hob with space for fridge freezer. To the rear of the kitchen is a WC/utility area with plumbing. To the first floor are three double bedrooms, the master being a particularly good size, modern shower room and separate WC. To the second floor are two further double bedrooms.

Externally to the front is a low maintenance garden with stairs leading to the front door. To the rear of the property lies a single garage and gated access to a private rear courtyard.

Situated on Nansen Street just off Garfield Road, the property offers easy access to a wide range of local amenities including the main town centre promenade, train station/bus station while also being in close proximity of Peasholm Park, Scarborough's North Bay and popular local schools and supermarkets/shops.

Internal viewing does come highly recommended to fully appreciate the space, finish and charm on offer with this well-proportioned family home. To arrange a viewing, please contact CPH today on 01723352235 or visit our website www.cphproperty.co.uk





ACCOMMODATION

GROUND FLOOR

Entrance Vestibule and Hall

Lounge
12'1" x 12'9" max

Dining Room
13'1" x 10'9" max

Kitchen/Breakfast Room
21'3" x 9'2" max

WC/Utility
3'11" x 9'10" max

FIRST FLOOR

Landing

Bedroom 1
17'0" x 12'9" max

Bedroom 2
13'1" x 10'9" max

Bedroom 3
13'9" x 9'10" max

Bathroom
8'2" x 5'2" max

W/C
3'3" x 5'2" max

SECOND FLOOR

Landing

Bedroom 4
9'10" x 14'5" max

Bedroom 5
9'10" x 11'5" max

Externally

To the front of the property lies a low maintenance front garden with stairs leading to the entrance door. To the rear of the property lies a single garage and gated access to a low maintenance rear courtyard.

Details Prepared
AB200824



Interested? Get in touch:

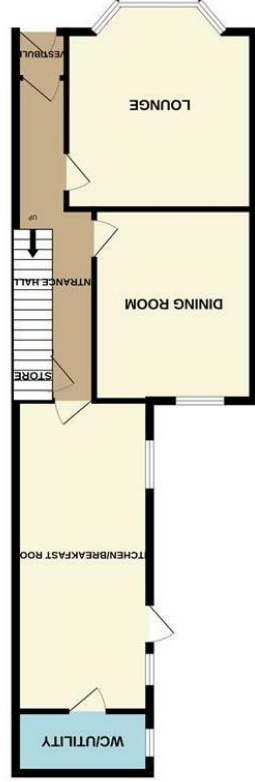
19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

CPH

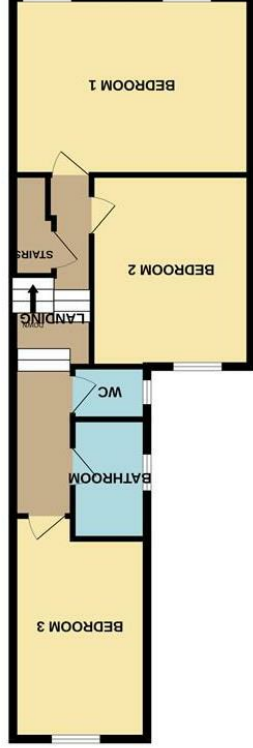
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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



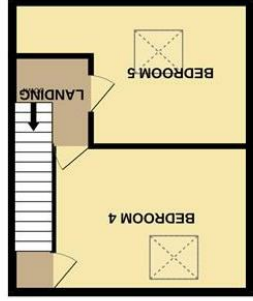
TOTAL FLOOR AREA : 1626 sq.ft. (151.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 is given as to their operability or efficiency. ©2024 Made with Mapbox ©2024



GROUND FLOOR
 658 sq. ft. (61.2 sq.m.) approx.



1ST FLOOR
 644 sq. ft. (59.8 sq.m.) approx.



2ND FLOOR
 323 sq. ft. (30.0 sq.m.) approx.

