



4 Durham Street, Scarborough, YO12 7PT
By Auction £92,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- FOUR BEDROOM MID-TERRACE FAMILY HOME
- FOR SALE BY MODERN METHOD OF AUCTION
- SET OVER THREE FLOORS
- OPEN LIVING/DINING ROOM
- REAR YARD
- POPULAR RESIDENTIAL LOCATION

For sale by MODERN METHOD OF AUCTION is this FOUR BEDROOM MID-TERRACE HOME which would make an excellent FIRST TIME BUY/INVESTMENT PROPERTY. The property is arranged over THREE FLOORS with a REAR YARD.

The accommodation briefly comprises on the ground floor, entrance vestibule and hall with stairs to the first floor, lounge which is open to a dining room and a kitchen fitted with a range of units and a door to the yard. On the first floor lies a landing with stairs to the second floor, two bedrooms and a three-piece bathroom suite. Furthermore, to the second floor lies a landing and two further bedrooms. Externally, to the rear of the property lies a low-maintenance yard with walled boundaries and gated access to the rear.

This property also occupies a central location, close to Scarborough Town Centre providing excellent access to a wealth of attractions and amenities including local supermarkets, Peasholm Park, Scarborough Cricket Ground and Scarborough's North Bay Beach. This property is also within walking distance to Scarborough Town Centre's main promenade where a range of retail shops are situated.

Internal viewing for this property is highly recommended in order to fully appreciate this terraced house. If you wish to arrange a viewing please contact our friendly team at CPH on 01723352235 or visit our website www.cphproperty.co.uk.





ACCOMMODATION:

GROUND FLOOR

Entrance Vestibule & Hallway

Lounge/Diner

21'2" max x 10'2" max

Kitchen

10'10" x 5'10"

FIRST FLOOR

Landing

Bedroom One

13'7" max x 10'6"

Bedroom Two

10'3" max x 8'2" max

Bathroom

7'6" x 5'10"

SECOND FLOOR

Landing

Bedroom Three

13'7" max into cupboards x 10'6"

Bedroom Four

10'5" x 8'3" max

Details Prepared

TLABJW/280824



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY

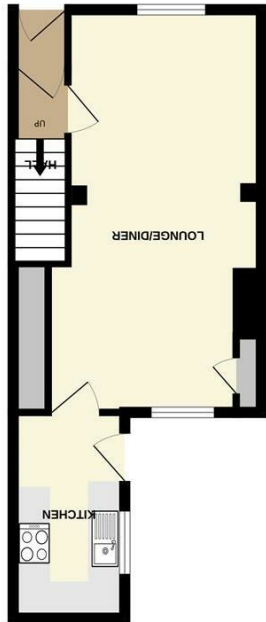
t. 01723 352235

e. sales@cphproperty.co.uk

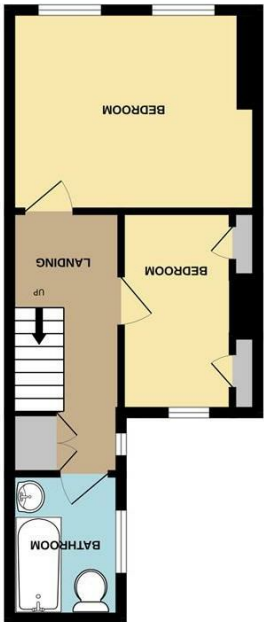
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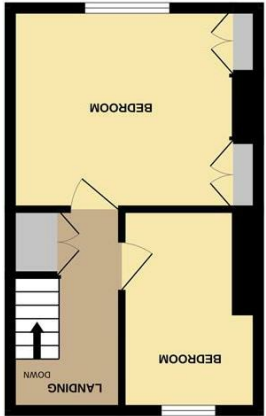
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GROUND FLOOR
336 sq. ft. (31.2 sq.m.) approx.



1ST FLOOR
334 sq. ft. (31.0 sq.m.) approx.



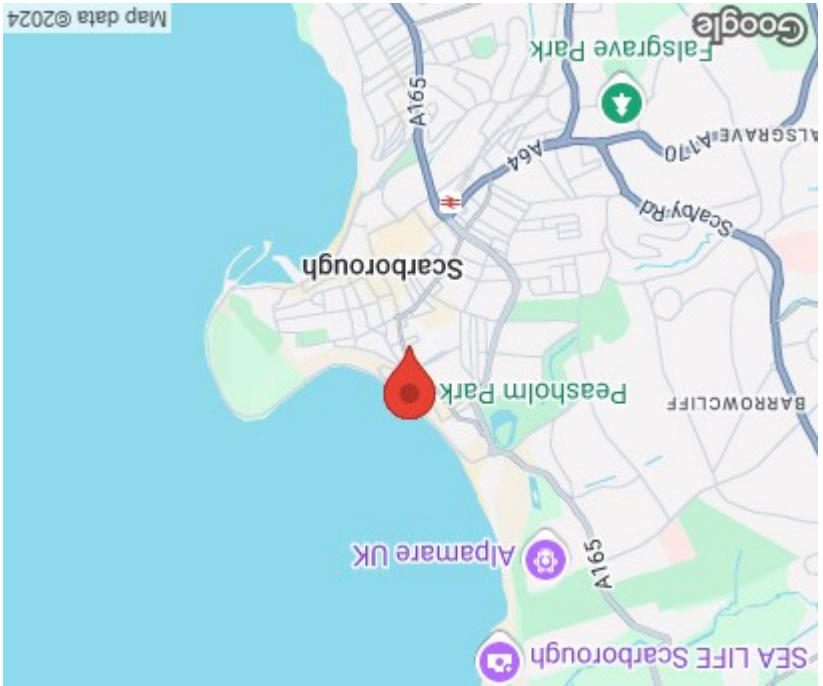
2ND FLOOR
268 sq. ft. (24.9 sq.m.) approx.

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. 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. Made with Mergix ©2024

TOTAL FLOOR AREA : 937 sq. ft. (87.1 sq.m.) approx.

England & Wales	
EU Directive 2002/91/EC	
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	
Current	64
Potential	85

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	
Potential	



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