



37 Britannia Street, Scarborough YO12 7DN
Offers Over £137,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE DOUBLE BEDROOM TERRACE HOUSE
- IDEAL FIRST TIME BUY/INVESTMENT
- MODERN OPEN PLAN KITCHEN/DINER WITH SEPERATE UTILITY
- PRIVATE REAR YARD WITH STORAGE
- POPULAR CUL-DE-SAC CENTRAL LOCATION

IDEAL FIRST TIME BUY/INVESTMENT PROPERTY, a BAY FRONTED mid-terrace house which is located centrally within Scarborough with THREE DOUBLE BEDROOMS and a LOW-MAINTENANCE REAR YARD. The property benefits from GAS CENTRAL HEATING and DOUBLE GLAZING throughout.

In brief the accommodation comprises of; the entrance hall with storage cupboard and stairs to the first floor, the bay fronted living room and a modern open plan kitchen/dining area with a range of base and wall units and a seperate utility room. To the first floor you will find a spacious landing followed by three double bedrooms with the third benefitting from a built in wardrobe and the house bathroom complete with four-piece suite.

To the front of the property is a gated forecourt and to the rear lies a low-maintenance yard with gated access leading back to the street.

The property is well located, centrally in Scarborough and provides excellent access to a wealth of amenities including Gladstone Road School, Sainsbury's and a range of local shops on Falsgrave and Scarborough Town Centre.

Please contact our friendly team today to arrange a viewing on 01723 352235 or visit www.cphproperty.co.uk.





ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge
12'9" x 10'2" max

Dining Room
11'1" x 10'2" max

Kitchen
5'6" x 8'2" max

Rear Lobby
6'10" x 3'11" max

Utility
5'2" x 3'7" max

FIRST FLOOR

Landing

Bedroom 1
11'1" x 10'2" max

Bedroom 2
11'1" x 10'2" max

Bedroom 3
10'5" x 8'6" max

Bathroom
10'2" x 10'9" max

Externally

To the front of the property lies a gated front yard. To the rear of the property lies a private enclosed rear yard with external storage shed.

Details Prepared
AB081024

Interested? Get in touch:

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

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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



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The 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 Bluebeam® CO2.8

