



CPH

58a Valley Road, Scarborough, YO11 2JE  
Offers In The Region Of £140,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- TWO BEDROOM GROUND FLOOR APARTMENT
- TASTEFULLY DECORATED with MODERN KITCHEN/BATHROOM
- SPACIOUS LIVING ARRANGEMENTS
- IDEAL FIRST TIME BUY/SECOND HOME
- CENTRAL LOCATION within proximity to the TOWN CENTRE and SOUTH BAY BEACH
- PRIVATE GARDENS
- NO ONWARD CHAIN

CPH are delighted to present to the market with NO ONWARD CHAIN a TASTEFULLY DECORATED TWO BEDROOM GROUND FLOOR APARTMENT set within a BLOCK of just TWO APARTMENTS. This apartment is set within a CENTRAL LOCATION and is therefore well placed for a wealth of amenities including SCARBOROUGH'S SOUTH BAY BEACH and TOWN CENTRE with the additional benefit of PRIVATE GARDENS.

The owner would consider an offer for a quick sale and in addition to this owns 58b (the first floor apartment). The owner would also been open to selling both apartments in one transaction should one wish.

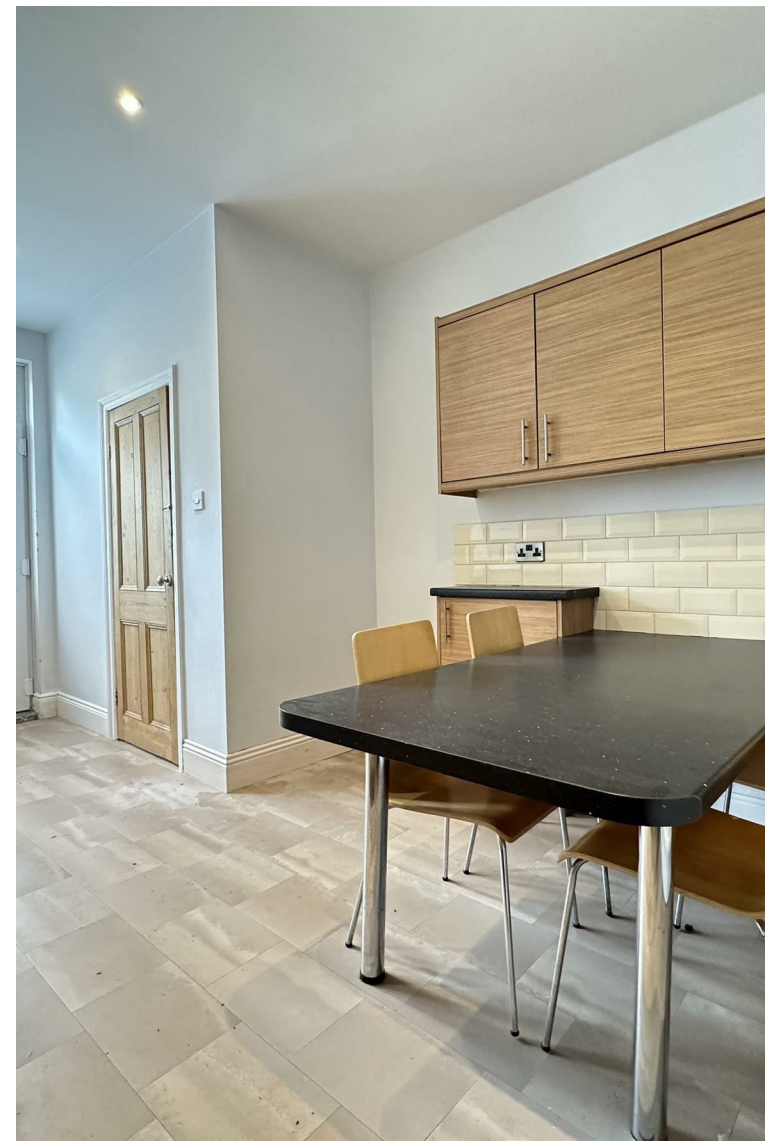
58a Valley Road comprises in brief on the ground floor; communal entrance porch into a private entrance hallway, living room with feature bay window and fireplace, a modern kitchen/dining room with a range of matching wall/base units and a door leading onto an enclosed yard. Completing the internal accommodation are two double bedrooms (with the larger bedroom having a bay window) and a family bathroom suite. Externally, the property benefits from a private gardens.

Situated on Valley Road the property enjoys an enviable and central location, near to a wealth of amenities and attractions and is only a 'short' walk from the town centre itself and close to Scarborough's South Bay and Spa complex.

'In our opinion' this property would make the ideal home for those looking for a spacious apartment centrally within Scarborough or perhaps a second home owner looking for a seaside retreat or an investment opportunity.

Early internal viewing is a MUST does come highly recommended and can be arrange via our friendly team at CPH on 01723 352235.



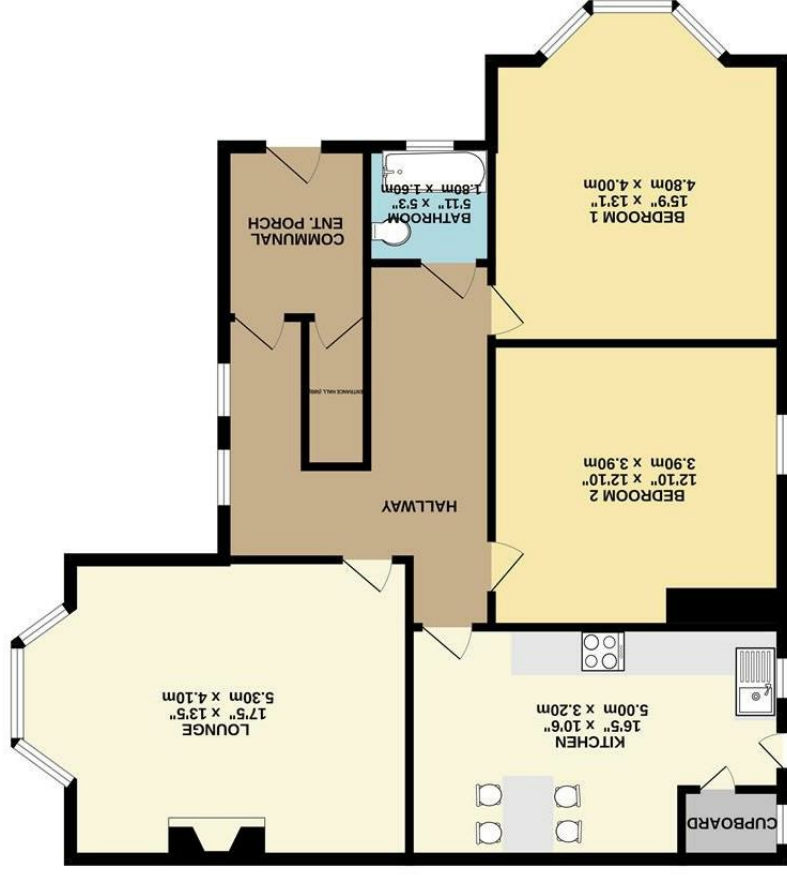


Interested? Get in touch:

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www.cphproperty.co.uk

**CPH**

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors or misstatements. 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 Metronix 2024



CPH Property Services  
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e.sales@cphproperty.co.uk

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

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
Not energy efficient - higher running costs	(1-20) G
Current	78
Potential	65

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
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Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G
Current	
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