



58a & 58b Valley Road, Scarborough, YO11 2JE  
Offers In The Region Of £270,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- IMPOSING BLOCK OF 2 X 2 BEDROOM APARTMENTS
- TASTEFULLY DECORATED with MODERN KITCHEN/BATHROOM
- SPACIOUS LIVING ARRANGEMENTS
- ONE VACANT APARTMENT - ONE OCCUPIED
- 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 an IMPOSING SEMI-DETACHED PROPERTY which has been divided into TWO SELF-CONTAINED TWO BEDROOM APARTMENTS. Occupying a CENTRAL LOCATION within Scarborough, the apartments are 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 would be open to selling the apartments individually 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.

58b Valley Road is currently occupied by a tenant and briefly comprises on the first floor; entrance hallway with built-in storage, lounge with fireplace, modern kitchen/diner fitted with a range of units, two double bedroom and a family bathroom.

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.

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



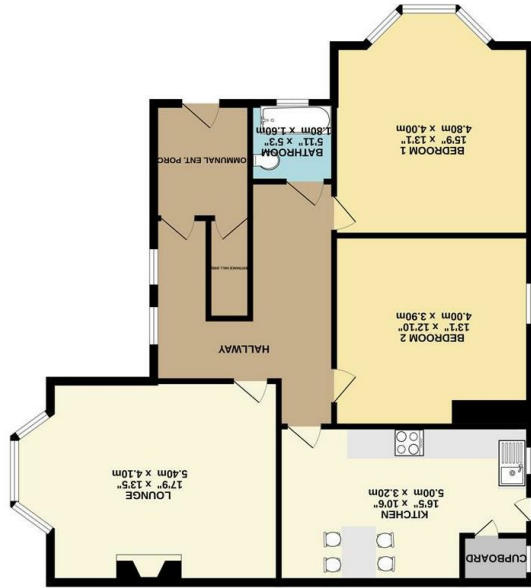
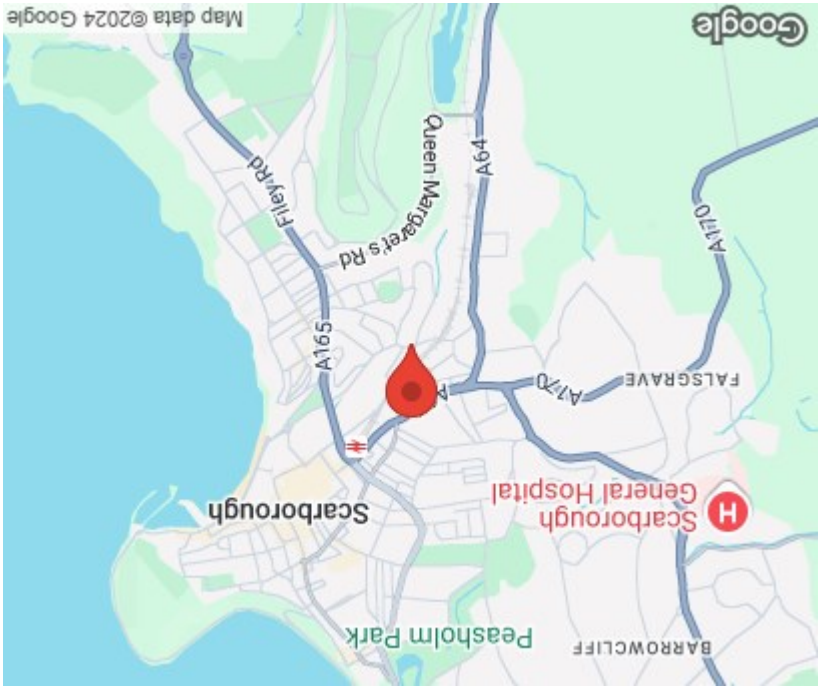
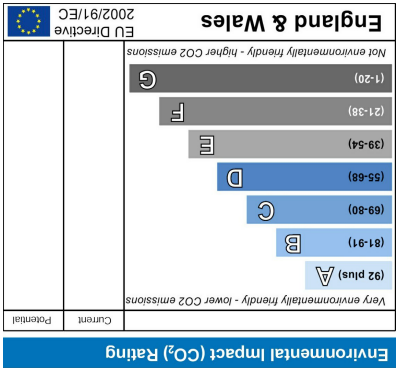
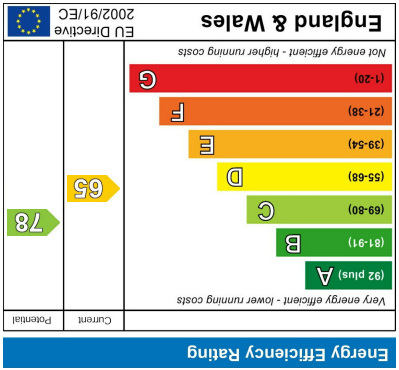


Interested? Get in touch:

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**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: 1928 sq.ft (179.1 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the contained floor measurements of doors, windows, rooms and any other items the 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 operability or efficiency can be given.  
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