



14 St. Sepulchre Street, Scarborough YO11 1QF  
Offers In The Region Of £295,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- IDEAL INVESTMENT OPPORTUNITY
- FOUR BEDROOM TOWN HOUSE
- SET OVER FIVE FLOORS
- GENEROUS REAR YARD
- SEA/CASTLE VIEWS

An IDEAL INVESTMENT OPPORTUNITY with this DECEPTIVELY SPACIOUS FOUR BEDROOM TOWN HOUSE which is located a 'stone's throw' away from SCARBOROUGH'S SOUTH BAY BEACH. The property is well-comprised over FIVE FLOORS including a BASEMENT/CELLAR and benefits from SEA and CASTLE VIEWS.

'In our opinion' the property has been well maintained through out benefitting from gas central heating. The property comprises on the ground floor; entrance vestibule, the lounge, the hallway with stairs to the basement/cellar with power and the first floor, the dining room with double doors to the generous rear courtyard and a modern kitchen with a range of integral appliances. The first floor of the property provides a utility cupboard with plumbing on the landing, a spacious master bedroom, a bathroom with three-piece suite and a shower room also with a three-piece suite. To the second floor of the property lies a landing with stairs to both the first and third floor and two further bedrooms. Furthermore, to the third floor lies a landing, a fourth bedroom and a second bathroom with shower, sink basin and W/C. Externally. the property benefits from a generous block paved courtyard to the rear.



This property is located within Scarborough's Old Town and is situated amongst a wealth of amenities and attractions including Scarborough Indoor Market Hall, local shops, a choice of popular eating and drinking establishments, not to mention Scarborough's South Bay Beach and Scarborough Town Centre allowing this property to be an ideal investment opportunity as a holiday let.

Viewing this property is highly recommended in order to fully appreciate the space, setting and finish that this property has to offer. If you wish to book a viewing, please contact our friendly team at CPH on 01723352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).





## ACCOMMODATION

### BASEMENT FLOOR

Cellar  
13'5" x 10'9"

### GROUND FLOOR

Entrance Porch

Lounge  
13'1" x 11'5"

Dining Room  
11'5" x 10'9"

Kitchen  
14'1" x 5'2"

### FIRST FLOOR

Bedroom 1  
13'1" x 11'5"

Bathroom  
8'10" x 4'7"

Shower Room  
8'10" x 5'2"

### SECOND FLOOR

Bedroom 2  
13'1" x 11'1"

Bedroom 3  
11'9" max x 12'1"

### THIRD FLOOR

Bedroom 4  
11'1" x 9'10"

Bathroom 2  
11'9" max x 8'10"

External

**The property benefits from a generous block paved rear courtyard.**

Details

**Council Tax Banding - B**

**LCAB 13092023**



**Interested? Get in touch:**

19 St.Thomas Street,  
Scarborough YO11 1DY

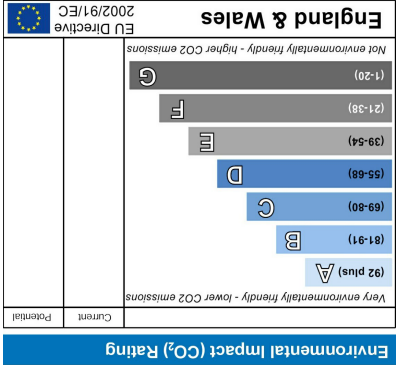
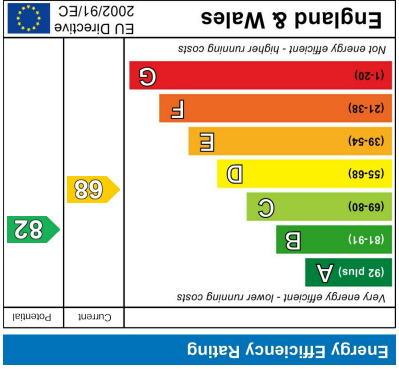
t. 01723 352235

e. [sales@cphproperty.co.uk](mailto:sales@cphproperty.co.uk)

[www.cphproperty.co.uk](http://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



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any 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 as to their operability or efficiency can be given.  
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TOTAL FLOOR AREA: 1579 sq. ft. (146.7 sq.m.) approx.

