



13a Bedford Street, Scarborough YO11 1DB
Price Guide £165,000



Occupying a great position within SCARBOROUGH TOWN CENTRE is this SIX BEDROOM, MID TERRACE FAMILY HOME. The property has been well maintained by our client and would suite multiple buyers including INVESTORS, FIRST TIME BUYERS and those looking to HOLIDAY LET. This property benefits from PRIVATE REAR YARD, TWO BATHROOMS and a KITCHEN/DINER.

Well comprised over four floors, the property is accessed via an entrance door, leading to an entrance hall with stairs to all floors and doors to the lounge with bay window, kitchen/diner and bathroom on the ground floor. To the basement level are two double bedrooms and a shower room, also on the basement floor is a rear access door which leads to a private rear yard. To the first floor lies a landing with further stairs to the second floor with both floors benefitting from a further two double bedrooms on each.

This property has recently undergone a scheme of modernisation including new flooring throughout, modernised kitchen/bathrooms and a full internal re-decoration.

The property is well located on Bedford Street, which provides excellent access to a wealth of amenities including, a range of eateries, local shops and is also within close proximity to Scarborough's North Bay, Train Station, Scarborough Castle and Scarborough Town Centre, Scarborough Cricket Ground and Scarborough's Open Air Theatre.

Viewing does come highly recommended and is via the sole agents CPH Property Services. For further enquires please contact CPH on 01723352235.

ACCOMMODATION

BASEMENT

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

Bedroom 5
10'10" x 12'0" max

Shower Room
6'5" x 4'7" max





GROUND FLOOR

Entrance Hall

Lounge
12'1" x 13'0" max

Kitchen
10'11" x 10'6" max

Bathroom
7'3" x 6'7" max

FIRST FLOOR

Bedroom 1
14'10" x 11'0" max

Bedroom 3
11'0" x 10'5" max

SECOND FLOOR

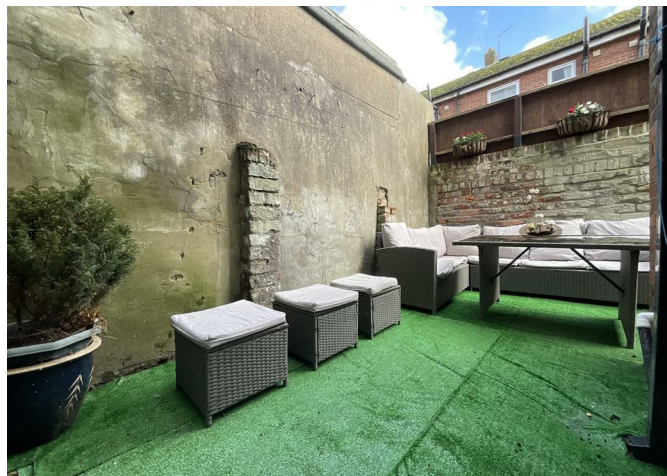
Bedroom 2
14'7" x 11'0" max

Bedroom 4
11'3" x 9'10", 49'2" max

Externally

To the rear of the property lies a small enclosed, low maintenance rear yard with gated access.

Details Prepared
AB190624

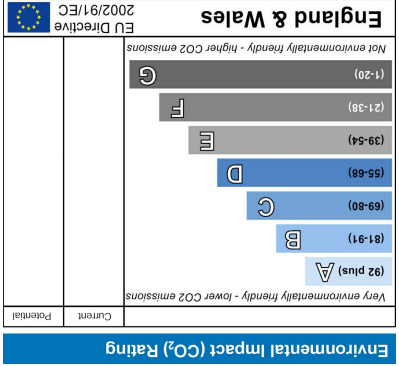
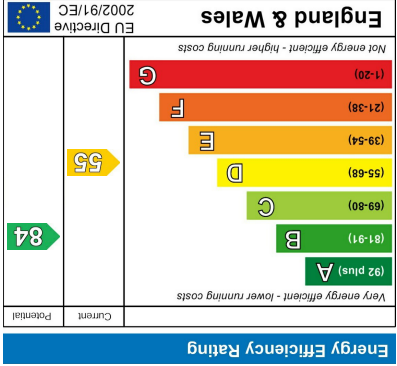


Interested? Get in touch:

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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 : 1604 sq.ft. (149.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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