



47 James Street, Scarborough YO12 7PH  
Offers Over £110,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- Mid terrace House set over Three Floors
- Two Reception Rooms and Three Double Bedrooms
- In need of Cosmetic updating
- Ideal Buy to let
- No Onward Chain

+++Offered to the market with NO ONWARD CHAIN is this ideal FIRST TIME BUY/BUY TO LET. A , THREE BEDROOM, terraced house which occupies a CENTRAL location within SCARBOROUGH and is well comprised over THREE STOREYS with TWO RECEPTION ROOMS, and a low-maintenance REAR YARD+++

The accommodation comprises on the ground floor; entrance hall with stairs to the first floor, Lounge with a fireplace and a separate dining room with under stairs storage, and a kitchen to the rear. To the first floor of the property lies a landing with further stairs to the second floor, generous master bedroom, Bathroom and handy store cupboard . Furthermore, to the second floor lies a landing and two further bedrooms. Externally, to the rear of the property lies a low-maintenance yard with gate which provide access onto the rear. 'In our opinion' the property is offered to the market in need some cosmetic improvement throughout.

Located centrally within Scarborough, the property provides wonderful access to a wide range of amenities. The property lies within close proximity to Scarborough's main shopping promenade, where a range of eating and drinking establishments, local supermarkets and local shops lie. Also, within proximity lies Scarborough's South Bay Beach, Scarborough Train Station and a junior school. Viewing does come highly recommended, in order to fully appreciate the space, potential and convenient setting on offer from this ideal first time buy/buy to let. If you wish to book a viewing, please contact CPH Property Services on 01723352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).







## Accommodation

Lounge  
13'9" x 9'10"

Dining Room  
11'9" x 11'1"

Kitchen  
9'10" x 4'11"

## First Floor

Bedroom  
13'1" x 12'1"

Bathroom  
8'2" x 6'2"

Store Cupboard

## Second Floor

Bedroom  
12'1" x 11'1"

Bedroom  
10'2" x 8'2"

## Outside

The property benefits from a low maintenance rear yard area with gated access.



Tenure  
**FREEHOLD**

Council Tax and EPC  
tax band A  
EPC - tbc

Interested? Get in touch:

19 St.Thomas Street,  
Scarborough YO11 1DY

t. 01723 352235

e. sales@cphproperty.co.uk

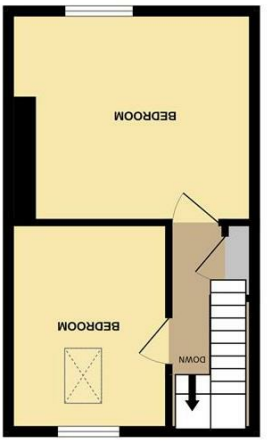
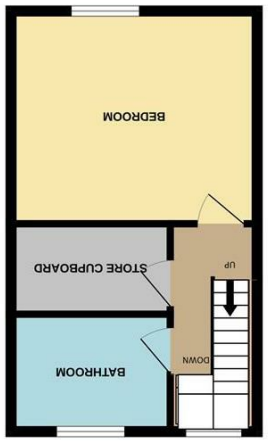
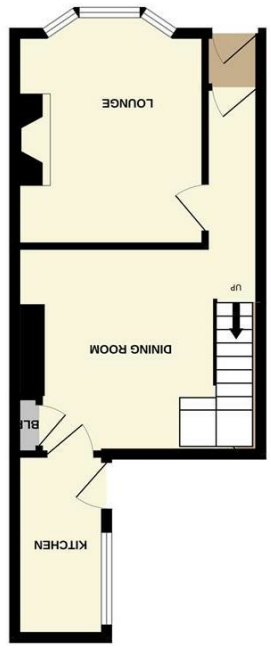
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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 floorplan 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 is given as to their operability or efficiency. ©2024 Made with Mapbox

