



72 Nelson Street, Scarborough YO12 7TA
Asking Price £120,000



- TWO BEDROOM TERRACE HOME
- POPULAR CENTRAL LOCATION
- NO ON-WARD CHAIN
- SPACIOUS DOUBLE BEDROOMS
- AMPLE STORAGE

Located in the heart of Scarborough on Nelson Street, this delightful house presents an excellent opportunity for first-time buyers or savvy investors. With two inviting reception rooms, this property offers ample space for relaxation and entertaining. The two well-proportioned bedrooms provide a comfortable retreat, while the bathroom is conveniently located to serve the household.

One of the standout features of this home is its conservatory, which invites natural light and creates a lovely space to enjoy or entertain, perfect for unwinding after a long day. The small rear yard adds a touch of outdoor charm, ideal for those who appreciate a bit of fresh air without the burden of extensive maintenance.

Situated in a popular location, this property is just a stone's throw away from the train station, the bustling town centre, and both of Scarborough's beautiful beaches. This prime positioning ensures that you are never far from the vibrant local amenities and stunning coastal scenery that the area is renowned for.

Importantly, this property comes with no onward chain, making the buying process straightforward and hassle-free. Additionally, it can be offered either furnished or unfurnished, allowing you the flexibility to tailor the space to your personal taste and needs.

In summary, this house on Nelson Street is a fantastic opportunity for those looking to enter the property market or expand their investment portfolio. With its desirable location, charming features, and potential for personalisation, it is not to be missed.

To book a viewing please contact our friendly team on 01723 352235 or visit our website www.cphproperty.co.uk.





ACCOMMODATION

GROUND FLOOR

Vestibule

2'11" x 3'3" max

Living Room

12'5" x 11'9" max

Kitchen

10'5" x 9'10" max

Conservatory

9'2" x 6'6" max

FIRST FLOOR

Bedroom 1

10'9" x 10'2" max

Bathroom

5'6" x 6'6" max

SECOND FLOOR

Bedroom 2

9'2" x 15'5" max

Externally

To the rear of the property lies a small rear yard with newly fitted gate and two external storage sheds of which one has power and plumbing with space for a washing machine and tumble dryer.

Details Prepared

AB270125

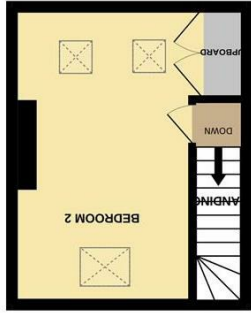
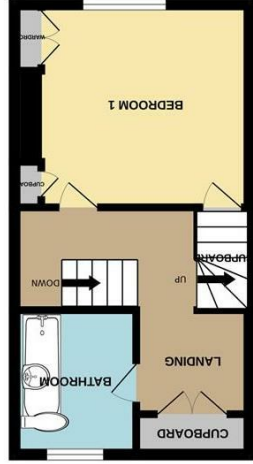
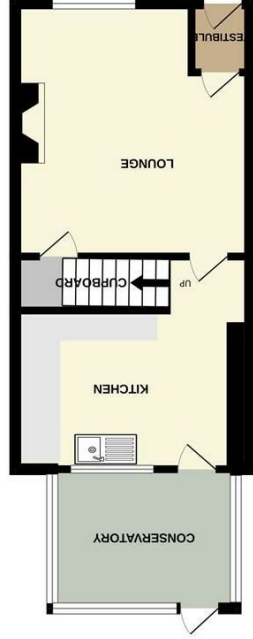


Interested? Get in touch:

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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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

TOTAL FLOOR AREA: 770 sq. ft. (71.5 sq.m.) approx.

