



15 Hibernia Street, Scarborough YO12 7DH  
Offers In The Region Of £130,000



- TWO DOUBLE BEDROOM TERRACE HOUSE
- POPULAR LOCATION CLOSE TO AMENITIES AND TOWN
- NO ON-WARD CHAIN
- IDEAL FIRST TIME BUY/BUY TO LET
- PRIVATE DECKED REAR YARD

Located in the heart of Scarborough on Hibernia Street, this charming two double bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining.

The well-appointed kitchen and bathroom enhance the home's functionality, while the private decked rear yard offers a delightful south facing outdoor space, perfect for enjoying the fresh air or hosting gatherings.

Situated in a popular location, this residence is conveniently close to a variety of amenities, including shops, cafes, the local train station and town center, ensuring that everything you need is just a short stroll away.

With no onward chain, this property is turn-key ready, allowing you to move in without delay. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this home is a must-see. Don't miss the chance to own a piece of Scarborough in such a desirable area.

To arrange a viewing please contact our friendly team on 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).





## ACCOMMODATION

### GROUND FLOOR

Living Room  
10'5" x 10'5" max

Dining Room  
11'1" x 11'1" max

Kitchen  
6'6" x 9'2" max

### FIRST FLOOR

Bedroom 1  
10'2" x 14'1" max

Bedroom 2  
11'1" x 8'10" max

Bathroom  
6'6" x 8'10" max

### Externally

To the rear of the property lies a private L-shaped yard with decking and gated access to the shared alleyway.

Details Prepared  
AB120225



## Interested? Get in touch:

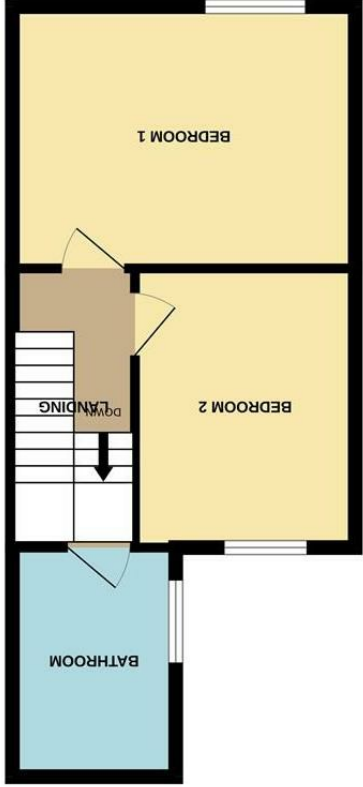
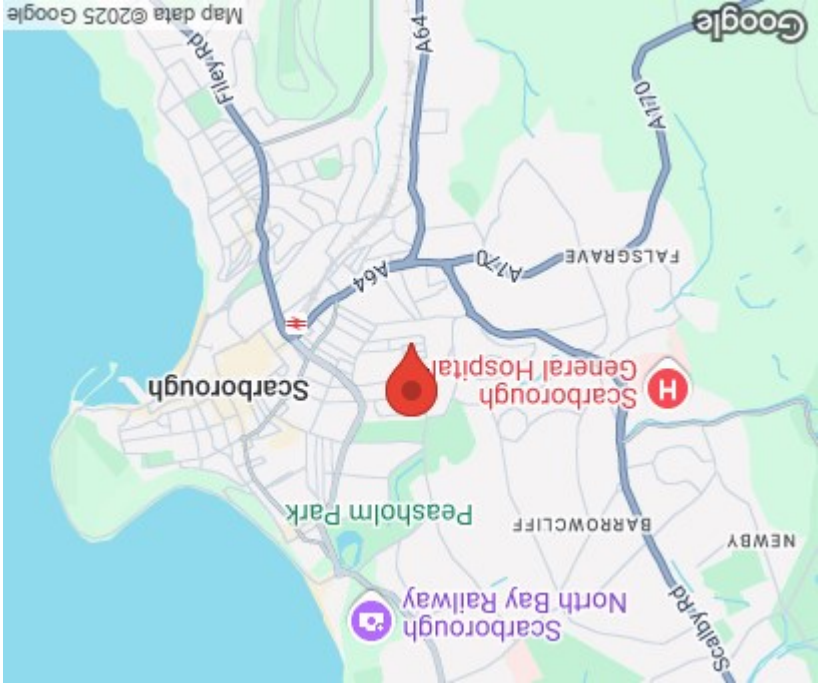
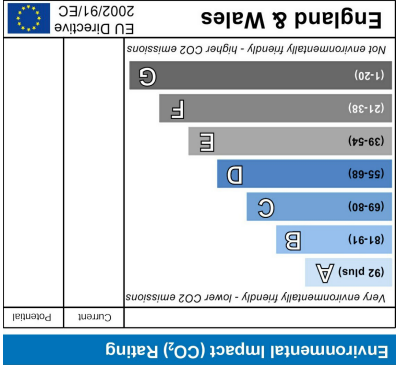
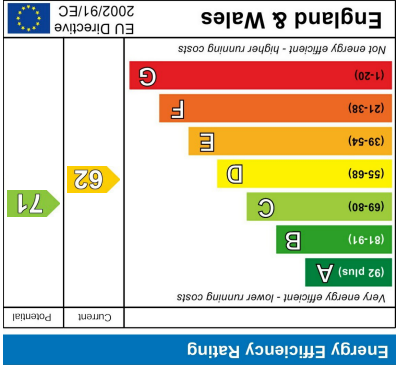
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**CPH**

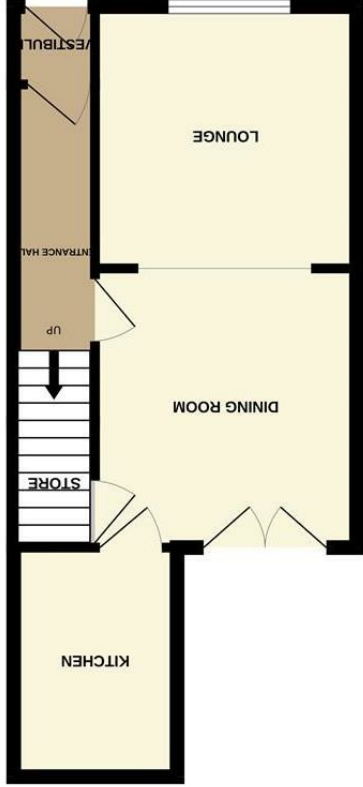
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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



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 misstatement. This plan is 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. Made with Bluebeam CO2B.



1ST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



GROUND FLOOR  
358 sq.ft. (33.3 sq.m.) approx.