



23 James Street, Scarborough YO12 7PH
Asking Price £165,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- WELL PRESENTED THREE BEDROOM TERRACE
- OFF-STREET PARKING & GARDEN
- POPULAR CENTRAL LOCATION
- EXTENDED KITCHEN
- LOFT ROOM/HOBBIES ROOM WITH POWER & STORAGE

Located in the heart of Scarborough on the popular James Street, this well-presented three-bedroom terrace house offers a delightful blend of comfort and convenience. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The open-plan lounge and dining area create a warm and inviting atmosphere, perfect for family gatherings or quiet evenings at home.

The extended kitchen is a true highlight, featuring double doors that lead directly to the garden, allowing for seamless indoor-outdoor living. This space is ideal for those who enjoy cooking and entertaining, with plenty of room for culinary creativity.

Upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The property also includes a loft/hobbies room, complete with power and storage, providing additional versatility for your needs, whether it be a home office, playroom, or creative space.

The bathroom is conveniently located, ensuring ease of access for all residents. Outside, the property benefits from off-street parking for one vehicle, a valuable asset in this popular central location. The garden offers a lovely outdoor space to unwind, perfect for enjoying the fresh air or hosting summer barbecues.

Situated close to the train station, as well as both North and South Bays and the bustling town centre, this home is ideally located for those who appreciate the vibrancy of coastal living. With its charming features and prime location, this property is a wonderful opportunity for families or individuals seeking a comfortable and convenient lifestyle in Scarborough.

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





ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge
11'5" x 9'10" max

Dining Room
12'1" x 10'5" max

Kitchen
16'4" x 7'10" max

FIRST FLOOR

Landing

Bedroom 1
13'1" x 11'5" max

Bedroom 2
12'1" x 8'2" max

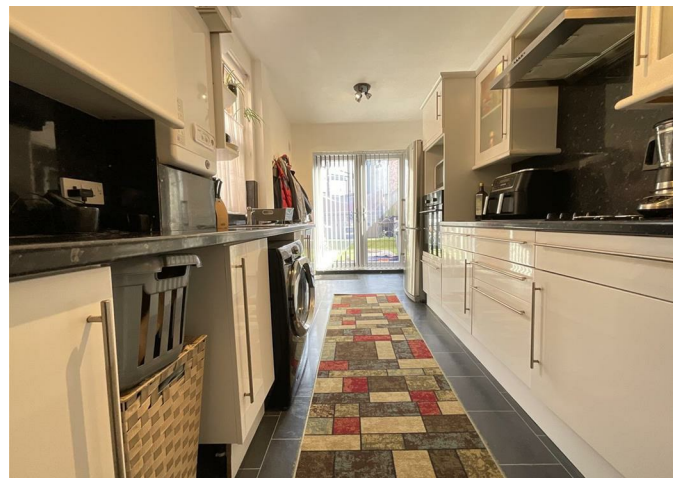
Bedroom 3
7'10" x 7'2" max

Bathroom
8'2" x 4'11" max

Externally

To the rear of the property lies a large rear garden/yard with off-street parking for one vehicle via double gates accessed off the rear lane. To the front of the property lies a small yard leading to the front door.

Details Prepared
AB190325



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

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 errors, omissions or mis-statements. 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: 896 sq. ft. (83.2 sq. m.) approx.



GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.

