



56 Franklin Street, Scarborough YO12 7JU

Price Guide £160,000

CPH

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- NEWLY REFURBISHED TO A HIGH STANDARD
- TWO DOUBLE BEDROOM TERRACE HOUSE
- PRIVATE REAR YARD WITH STORAGE
- OPEN PLAN LOUNGE/DINER & MODERN BREAKFAST KITCHEN
- DESIRABLE LOCATION WITHIN PROXIMITY TO SCARBOROUGH TOWN CENTRE

Located on Franklin Street in the charming coastal town of Scarborough, this delightful two-bedroom terrace house has been meticulously renovated to a high standard, making it an ideal choice for investors, first-time buyers, or those seeking a holiday retreat. The property boasts a welcoming open-plan lounge diner, featuring a lovely bay window that fills the space with natural light, creating a warm and inviting atmosphere.

The large modern kitchen/breakfast room is perfect for culinary enthusiasts, offering ample space for meal preparation and casual dining. The property also includes two well-proportioned bedrooms, providing comfortable accommodation for residents or guests. The bathroom is conveniently located, ensuring practicality for everyday living.

One of the standout features of this home is the private rear yard, which has recently been re-surfaced, offering a pleasant outdoor space for relaxation or entertaining. With no onward chain, this property presents a seamless opportunity for a swift purchase.

Situated in a prime location, the house is just a stone's throw away from the picturesque North Bay, the tranquil Peasholm Park, and the vibrant town centre, where a variety of shops, cafes, and amenities await. Additionally, the nearby train station provides excellent transport links, making it easy to explore the surrounding areas.

This charming terrace house is a rare find in Scarborough, combining modern comforts with a fantastic location. Whether you are looking to invest, buy your first home, or secure a holiday getaway, this property is not to be missed.

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  
10'9" x 10'5" max

Dining Room  
10'5" x 9'6" max

Kitchen  
18'0" x 6'6" max

### FIRST FLOOR

Bedroom 1  
14'1" x 10'9" max

Bedroom 2  
10'9" x 8'6" max

Bathroom  
9'2" x 6'2" max

### Externally

To the rear of the property lies a private enclosed rear yard which has been updated with a resin base and benefits from an external brick built storage shed.

Details Prepared  
AB080525



Interested? Get in touch:

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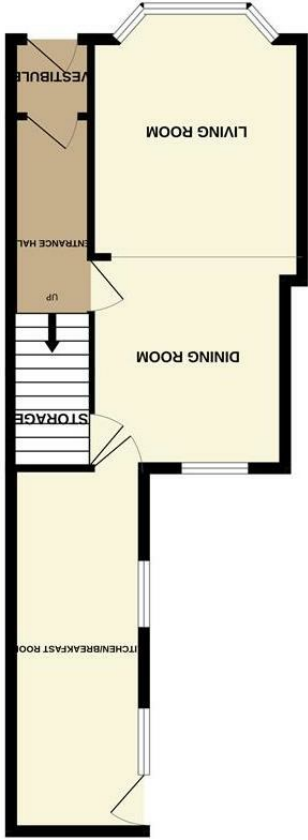
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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

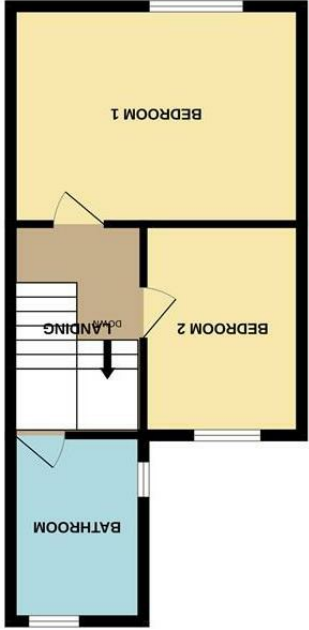


While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for advisory purposes only and should be used as such by any 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 Metamax, c2025

TOTAL FLOOR AREA: 798 sq.ft. (74.1 sq.m.) approx.



GROUND FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.

