



CPH

6 Wykeham Street, Scarborough - YO12 7SB
£125,000

CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years



6 Wykeham Street

Scarborough, Scarborough

- PRIVATE REAR YARD
- TWO DOUBLE BEDROOM TERRACED HOUSE
- NO ON-WARD CHAIN
- OPEN PLAN LOUNGE/DINER
- IDEAL FIRST TIME HOME/INVESTMENT

Nestled in the heart of Scarborough on Wykeham Street, this charming two-bedroom terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts two generously sized reception rooms, providing ample space for relaxation and entertaining. The two double bedrooms are well-proportioned, ensuring comfort and privacy for all occupants.

One of the standout features of this home is the private rear yard, perfect for enjoying the outdoors or hosting gatherings with friends and family. The property is conveniently located close to local amenities, making daily errands a breeze, and is within easy reach of Gladstone Road School, which is ideal for families.

This house is situated in a popular central location, offering a vibrant community atmosphere while remaining peaceful and inviting. With no onward chain, the process of moving in can be swift and straightforward, allowing you to settle into your new home without delay.

Surprisingly spacious throughout, this property is a rare find in such a desirable area. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this terrace house on Wykeham Street is not to be missed. Come and see for yourself the potential this lovely home has to offer.

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

Council Tax band: TBD





ACCOMMODATION

GROUND FLOOR

Living Room

Dimensions: 3.2 x 3.0 max (10'5" x 9'10" max).

Dining Room

Dimensions: 3.5 x 3.2 max (11'5" x 10'5" max).

Kitchen

Dimensions: 5.1 x 1.7 max (16'8" x 5'6" max).

Store

Dimensions: 1.1 x 0.8 max (3'7" x 2'7" max).

FIRST FLOOR

Bedroom 1

Dimensions: 5.0 x 3.0 max (16'4" x 9'10" max).

Bedroom 2

Dimensions: 3.5 x 2.7 max (11'5" x 8'10" max).

Bathroom

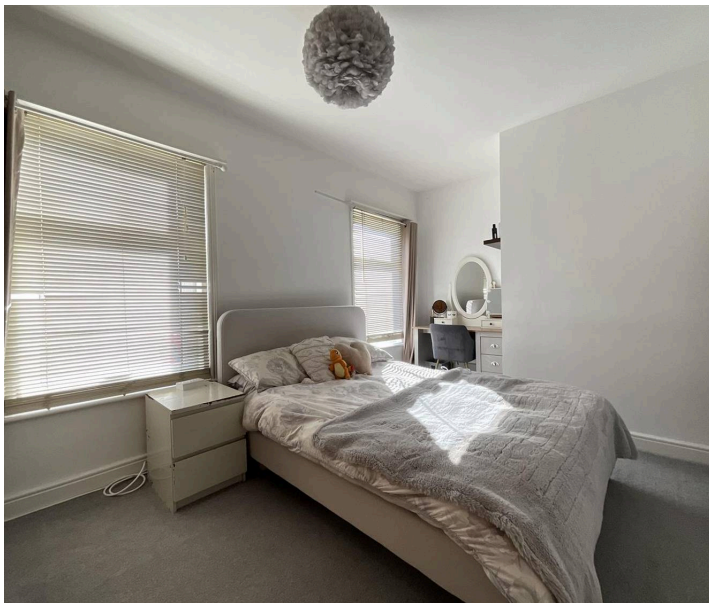
Dimensions: 2.1 x 2.5 max (6'10" x 8'2" max).

Externally

To the front of the property lies a small gated front yard, to the rear of the property lies a private gated rear yard.

Details Prepared

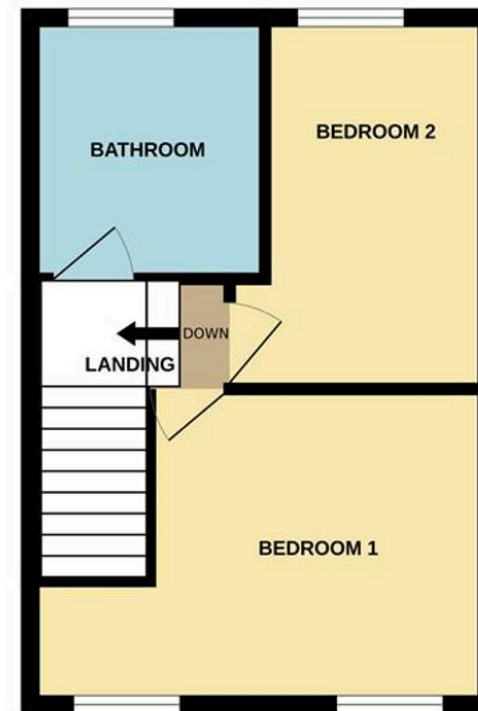
AB150325



GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 sq.m.) approx.

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 as to their operability or efficiency can be given.
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