





4 West Bank

Scarborough, Scarborough

- Viewing recommended
- Terraced Victorian House
- Lawned garden to the front and handy rear yard
- Two reception Rooms
- Four bedrooms
- Gas heated and Double glazed

+++ FOUR DOUBLE BEDROOM home set within a desirable FALSgrave LOCATION offering TWO RECEPTION ROOMS. +++
'In our opinion' the property is offered to the market in good order throughout with any future owner only having to put their cosmetic touch on it to make it their own. The accommodation is set over three floors and briefly comprises of, to the ground floor, an entrance hall with stairs access to the first floor and doors into the lounge with feature fireplace and bay window and door into the dining room with access into the modern kitchen. To the first floor are two double bedrooms and a bathroom with separate WC. To the second floor are two double bedrooms. Outside the property to the front has a garden laid mainly to lawn and there is an enclosed yard to the rear.

Being located within the Falsgrave area the property affords excellent access to a wide range of amenities including the nearby Falsgrave shopping parade, Falsgrave Park at the top of the street (ideal for those with young children or pets), many schools and colleges including the new Coventry University site and University Technical College (UTC), Scarborough sports village and new football ground plus a choice of popular pubs and good access to transport links. This property will appeal to numerous types of buyers and early viewing is highly recommended to appreciate the size, and character on offer and can be arranged through our friendly office team on 01723 352235 or via our live chat team at www.cphproperty.co.uk

Council Tax band: TBD





Accommodation

Lounge

Dimensions: 4.4 into bay x 3.4 (14'5" into bay x 11'1").

Dining Room

Dimensions: 3.6 x 3.5 (11'9" x 11'5").

Kitchen

Dimensions: 3.9 x 2.4 (12'9" x 7'10").

First Floor Landing

Dimensions: 4.4 x 1.6 (14'5" x 5'2").

Bedroom One

Dimensions: 4.5 x 3.6 (14'9" x 11'9").

Bedroom Two

Dimensions: 3.7 x 2.8 (12'1" x 9'2").

Bathroom

Dimensions: 2.4 x 1.4 (7'10" x 4'7").

WC

Dimensions: 1.4 x 0.7 (4'7" x 2'3").

Second floor landing

Dimensions: 3.6 x 1.5 (11'9" x 4'11").

Bedroom Three

Dimensions: 4.6 x 3.7 (15'1" x 12'1").

Bedroom Four

Dimensions: 3.6 x 2.9 (11'9" x 9'6").

Outside

The property benefits from a front lawned garden and a handy low maintenance yard to the rear.

Tenure

FREEHOLD

Council Tax and EPC

Tax band - B EPC - tbc

Details prepared by/ date:



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Interested?

Contact our friendly team today
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