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For over 30 years

163 Gildercliffe, Scarborough
In Excess of £160,000



163 Gildercliffe

Scarborough, Scarborough

- GAS HEATED AND DOUBLE GLAZED
- LOUNGE AND DINING KITCHEN
- IMMACULATELY PRESENTED FAMILY HOME
- THREE BEDROOMS AND MODERN BATHROOM
- NO ONWARD CHAIN
- GARDENS FRONT AND REAR

+++IDEAL FAMILY HOME, INVESTMENT PROPERTY or FIRST TIME BUY+++ This deceptively spacious, terraced three bedroom home, is offered to the market in Beautiful condition throughout having going through an extensive scheme of modernisation and redecoration by the current vendors including new carpets, MODERN SPACIOUS KITCHEN DINER, GAS HEATING via new Combination boiler fitted in October 2024 and UPVC DOUBLE GLAZING. The property is also set on a generous plot with lawned front garden and landscaped REAR GARDEN+++

The accommodation itself briefly comprises of; entrance hall with fitted storage and stairs leading to the first floor landing and doors to the lounge and modern spacious kitchen/diner with French doors leading out to the rear garden. To the first floor are two double bedrooms. There is also a third single bedroom and modern house bathroom. Sold with no onward chain and vacant possession.

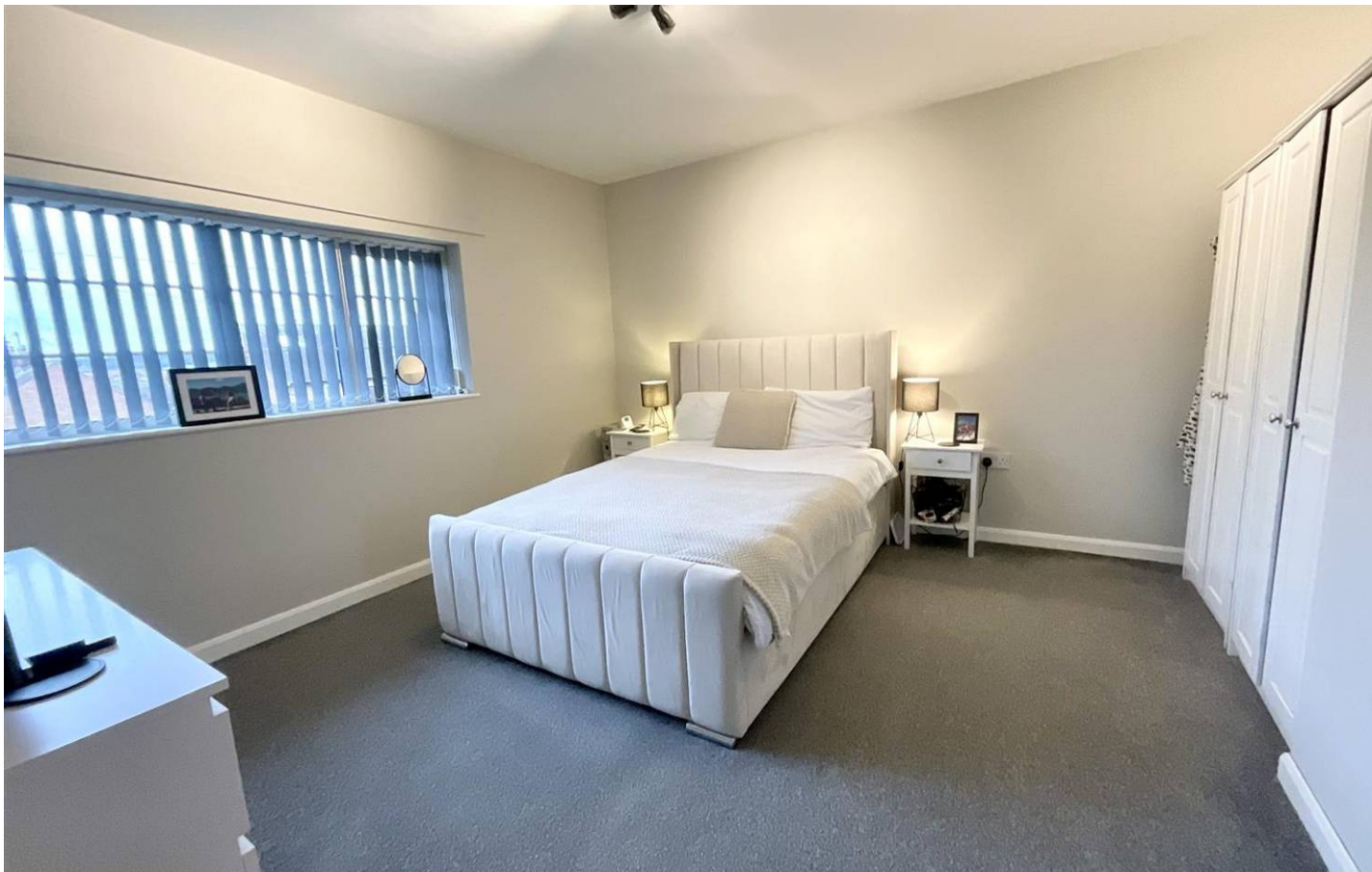
The property is well located on the North side of Scarborough and well placed for a choice of popular schools and colleges as well as Scarborough hospital 'In our opinion' the property is ready to move into and shouldn't be on the market long. Early internal viewing highly recommended. To arrange your viewing call our friendly team in the office on or via the website on www.cphproperty.co.uk

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Entrance Hall

Dimensions: 3.6 x 2.1 (11'9" x 6'10").

Lounge

Dimensions: 3.7 x 3.4 (12'1" x 11'1").

Kitchen Diner

Dimensions: 5.7 x 3.0 (18'8" x 9'10").

First Floor Landing

Bedroom One

Dimensions: 4.2 x 3.9 (13'9" x 12'9").

Bedroom Two

Dimensions: 4.2 x 2.8 (13'9" x 9'2").

Bedroom Three

Dimensions: 2.7 x 2.0 (8'10" x 6'6").

Bathroom

Dimensions: 2.0 x 1.7 (6'6" x 5'6").

Outside

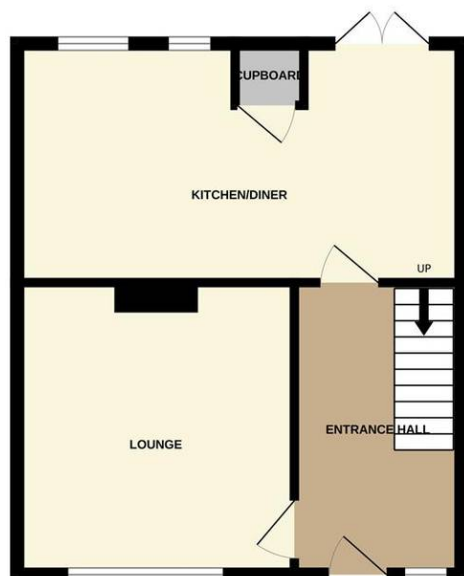
The property benefits from a garden to the front laid mainly to lawn with fenced boundaries. To the rear is a generous sized garden with patio area and raised garden laid to lawn with fence boundaries.

Council Tax and EPC

Council Tax - A EPC 66 - D



GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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Interested?

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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