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3 Vincent Street, Scarborough  
Offers Over £150,000





## 3 Vincent Street

Scarborough, Scarborough

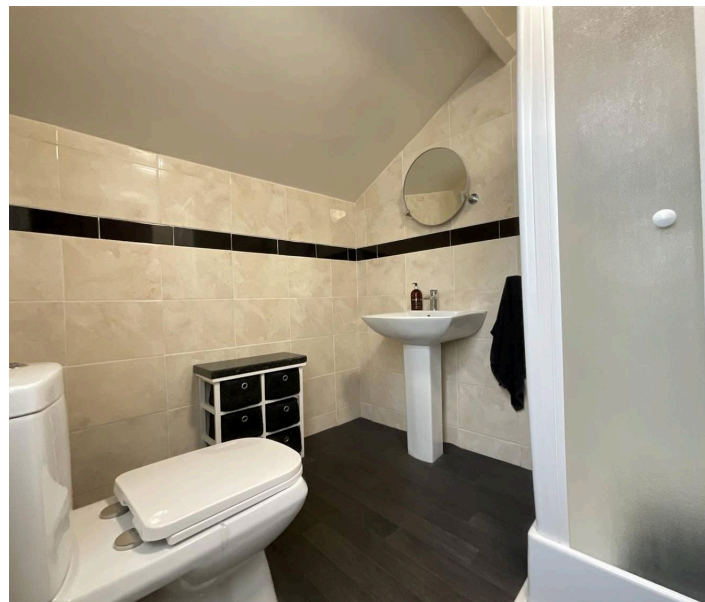
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- TWO PRIVATE REAR YARDS, WORKSHOP & CELLAR
- POPULAR LOCATION CLOSE TO BOTH NORTH & SOUTH BAY'S, TOWN CENTRE & PEASHOLM
- DOUBLE STOREY EXTENSION POSSIBILITY
- THREE RECEPTION ROOMS
- DOUBLE FRONTED THREE BEDROOM TERRACE HOUSE

Located on Vincent Street in the charming coastal town of Scarborough, this delightful three-bedroom double fronted mid-terrace house presents an ideal opportunity for families or those seeking a spacious holiday let. The property is conveniently located within walking distance of both North and South Bay's, as well as the vibrant town centre, making it perfect for enjoying the local amenities and attractions.

Upon entering, you will find a welcoming reception room that leads to a well-appointed kitchen. The house boasts three bedrooms and three reception rooms providing ample space for family living or accommodating guests. There is a family shower room (with a toilet and washbasin) and also an additional toilet.

One of the standout features of this property is the two separate enclosed rear yards, which offer a private outdoor space for relaxation or entertaining. Additionally, there is a workshop/store, perfect for those who enjoy DIY projects or require extra storage. The large cellar adds further potential for storage or could be transformed into a useful space according to your needs.

For those looking to expand, there is the exciting possibility of a double-storey extension, which could enhance the kitchen area and potentially add a fourth bedroom above, allowing for even greater flexibility in living arrangements.







## ACCOMMODATION

Cellar Dimensions: 3.7 x 5.1 max (12'1" x 16'8" max).

## GROUND FLOOR

Living Room Dimensions: 3.6 x 3.1 max (11'9" x 10'2" max).

Dining Room Dimensions: 3.8 x 3.7 max (12'5" x 12'1" max).

Office/Snug Dimensions: 3.8 x 2.8 max (12'5" x 9'2" max).

Kitchen Dimensions: 5.7 x 1.7 max (18'8" x 5'6" max).

Extension Dimensions: 3.7 x 3.0 max (12'1" x 9'10" max).

Workshop Dimensions: 3.6 x 0.8 max (11'9" x 2'7" max).

## FIRST FLOOR

Bedroom 1 Dimensions: 3.6 x 3.7 max (11'9" x 12'1" max).

Bedroom 2 Dimensions: 3.0 x 3.6 max (9'10" x 11'9" max).

Bedroom 3 Dimensions: 2.8 x 3.8 max (9'2" x 12'5" max).

W/C Dimensions: 1.9 x 0.7 max (6'2" x 2'3" max).

Bathroom Dimensions: 2.4 x 2.0 max (7'10" x 6'6" max).

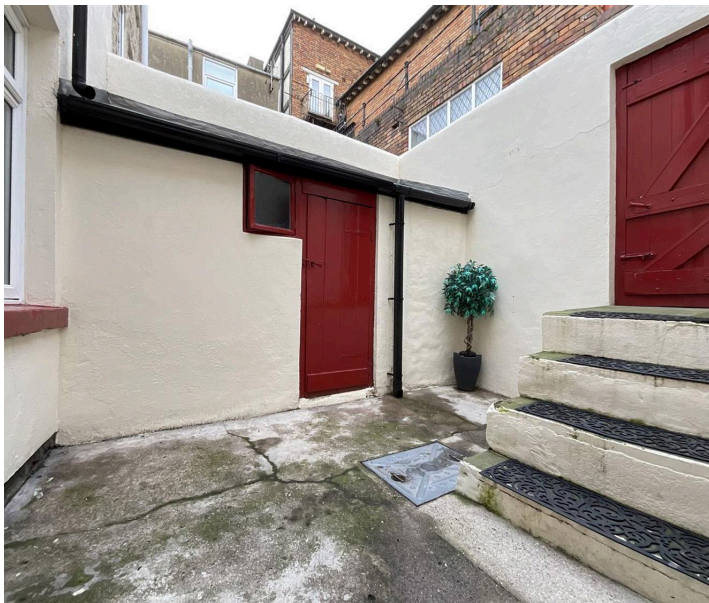
**Externally** To the rear of the property lies two enclosed and private rear yards with one having gated access to the rear and the other providing access to the cellar.

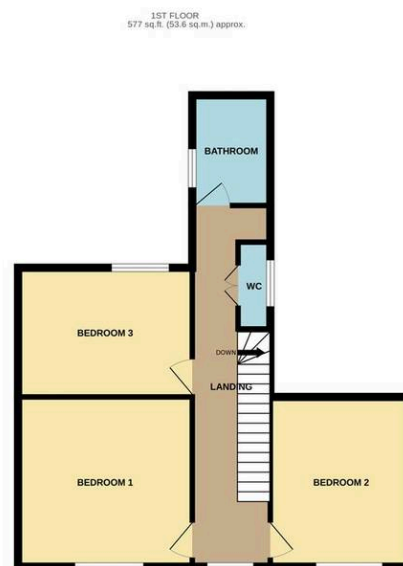
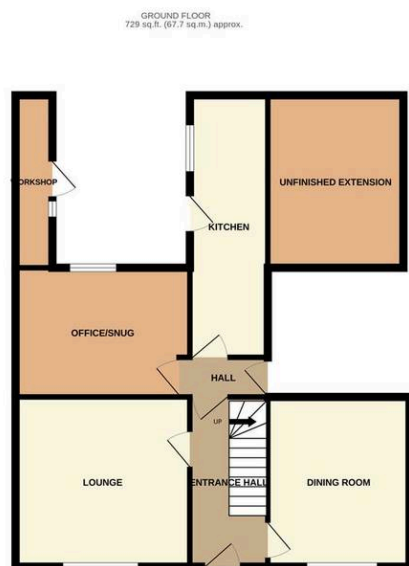
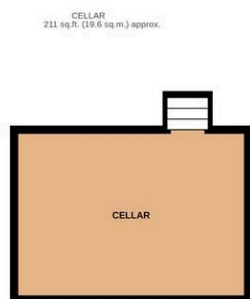
## Details Prepared

AB030225

## HMRC DISCLAIMER

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.





TOTAL FLOOR AREA : 1517 sq.ft. (140.9 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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