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For over 30 years

7 Gordon Street, Scarborough
£170,000



7 Gordon Street

Scarborough, Scarborough

CPH are delighted to be presenting to the market this WELL PRESENTED, TWO BEDROOM MID-TERRACED HOME which benefits from TWO RECEPTION ROOMS and a LOW-MAINTENANCE REAR YARD/GARDEN. The property is well located in a POPULAR RESIDENTIAL LOCATION in close proximity to both Scarborough's TOWN CENTRE and FALSRAVE.

The accommodation comprises in brief of an entrance hallway with stairs up to the first floor, bay fronted lounge, dining room with downstairs storage and a modern kitchen fitted with a range of units and a door at the rear leading out to the outdoor space. To the first floor of the property lies a landing, two double bedrooms with built-in storage and a modern three-piece suite house bathroom with built-in storage. Externally to the front of the property lies a forecourt and to the rear lies a low-maintenance yard/garden which is enclosed by fenced/walled boundaries with a brick built outhouse.

Located within proximity to Scarborough Town Centre and Falsgrave, this property provides excellent access to a wealth of amenities and attractions including supermarkets 'Sainsburys' and 'Aldi', local shops and Peasholm Park alongside Scarborough Town Centre's main promenade.

Ideal for the first time buyer or for one looking for an investment rental property, internal viewing is highly recommended in order to fully appreciate this two bedroom home. If you wish to book a viewing, please contact our friendly team at CPH on 01723352235 or visit www.cphproperty.co.uk.

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ACCOMMODATION:

GROUND FLOOR

Entrance Hallway

Lounge

Dimensions: 4.0m max into bay x 3.6m max (13'1" max into bay x.

Dining Room

Dimensions: 3.7m max x 3.7m (12'1" max x 12'1").

Kitchen

Dimensions: 4.3m x 2.4m (14'1" x 7'10").

FIRST FLOOR

Landing

Dimensions: 3.7m x 1.7m (12'1" x 5'6").

Bedroom One

Dimensions: 4.7m max x 3.4m max (15'5" max x 11'1" max).

Bedroom Two

Dimensions: 3.7m x 2.9m max (12'1" x 9'6" max).

Bathroom

Dimensions: 4.2m max x 2.4m max (13'9" max x 7'10" max).

Details Prepared/Ref

TLPF/010925



GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 921 sq.ft. (85.6 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