



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

63 Tindall Street, Scarborough

Guide Price £85,000



63 Tindall Street

Scarborough, Scarborough

- TWO/THREE BEDROOM TERRACE HOUSE
- IDEAL RENOVATION PROJECT
- NO ONWARD CHAIN
- REAR YARD
- POPULAR CENTRAL LOCATION

Positioned in a popular central location, this two/three-bedroom terrace house presents an ideal renovation project for those seeking a property brimming with potential. CPH are delighted to present this property without any onward chain, offering a rare opportunity for a seamless transition.

The layout boasts a versatile configuration, allowing for a flexible living space to suit a variety of needs. The carefully laid out rooms flow effortlessly, creating a practical yet charming character throughout the property. The various living spaces encapsulate the true essence of this home, with each room offering unique features waiting to be revived.

With its rear yard offering a potential tranquil retreat, this property holds promise for the discerning buyer. Embrace the impressive scope for personalisation and the ability to create a space that truly reflects your taste and style. Do not miss the chance to view this promising opportunity to transform this property into a delightful and imposing family home.

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

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ACCOMMODATION

BASEMENT

Reception Room/Bedroom 3

10' 6" x 11' 6" (3.20m x 3.50m)

GROUND FLOOR

Living Room

10' 6" x 11' 6" (3.20m x 3.50m)

Dining Room

10' 10" x 11' 10" (3.30m x 3.60m)

Kitchen

7' 10" x 7' 10" (2.40m x 2.40m)

FIRST FLOOR

Bedroom 1

10' 6" x 15' 1" (3.20m x 4.60m)

Bedroom 2

10' 10" x 9' 6" (3.30m x 2.90m)

Bathroom

7' 10" x 6' 11" (2.40m x 2.10m)

Externally

To the rear of the property lies a small private rear yard with gated access.

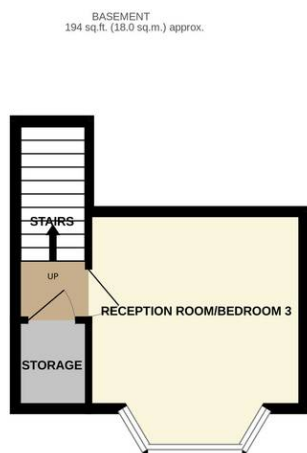
Details Prepared

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HRMC 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 : 1018 sq.ft. (94.6 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?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

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