



10 Spreight Lane Steps, Scarborough, YO11 1RJ

Offers In The Region Of £125,000

- Two-bedroom terraced home
- Scarborough Old Town location
- Excellent first-time buy or investment opportunity
- Inviting living room with cast iron feature fireplace
- Dining room leading to an open-plan kitchen
- Ground-floor shower room
- Two first-floor bedrooms
- Small enclosed rear yard
- Close to harbour & South Bay

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A characterful and well-presented two-bedroom terraced home situated within Scarborough's historic Old Town, offering approximately 612 sq ft of accommodation arranged over two floors. The property features a welcoming entrance vestibule, inviting living room with a cast iron fireplace, separate dining room leading through to an open-plan kitchen, ground-floor shower room, two bedrooms and a small enclosed rear yard. Ideally positioned for the harbour, South Bay beach, Scarborough Castle and town centre, this appealing home would suit first-time buyers, permanent residents, second-home purchasers or investors.



Council Tax Band: B



Occupying an appealing position within Scarborough's historic Old Town, this well-presented two-bedroom terraced home offers characterful and surprisingly spacious accommodation arranged across two floors. Ideally positioned for enjoying Scarborough's many coastal attractions, the property would make an excellent permanent residence, first-time purchase, second home or investment opportunity.

The ground floor is approached via a useful entrance vestibule, providing a practical and welcoming introduction to the property, with convenient space for outdoor attire and everyday essentials, before leading through to the living room. The living room is a comfortable and inviting reception space, with an attractive cast iron fireplace providing an appealing focal point and adding further character and charm to the room. From the living room, the accommodation flows through to a separate dining room, offering ample space for a dining table and creating an excellent setting for both everyday meals and entertaining. The dining room in turn leads into the open-plan kitchen, creating a sociable and practical arrangement. The fitted kitchen incorporates a good range of wall and base units, work surfaces and cooking facilities. Also located on the ground floor is a modern bathroom, completing the ground-floor accommodation.

Stairs rise to the first floor where there are two bedrooms. The principal bedroom is a generous double, measuring approximately 12'1" x 10'11", while the second bedroom provides a useful and adaptable space suitable for guests, children or those requiring a home office.

The property is particularly well placed for everything Scarborough's Old Town has to offer, with the harbour, South Bay beach, Scarborough Castle and historic St Mary's Church all within easy reach. Scarborough town centre, with its extensive range of shops, restaurants, leisure amenities and transport connections, is also conveniently accessible. Offering approximately 612 sq ft (56.7 sq m) of accommodation, this distinctive Old Town property combines a sought-after coastal setting with flexible and practical living space and would appeal to a wide variety of purchasers. Early viewing is highly recommended.



Vestibule
3'0" x 2'11"
0.92 x 0.90 m



Floor 0

Landing
2'7" x 2'9"
0.79 x 0.85 m



Floor 1



Approximate total area⁽¹⁾

612 ft²

56.7 m²

Reduced headroom

8 ft²

0.7 m²

(1) Excluding balconies and terraces

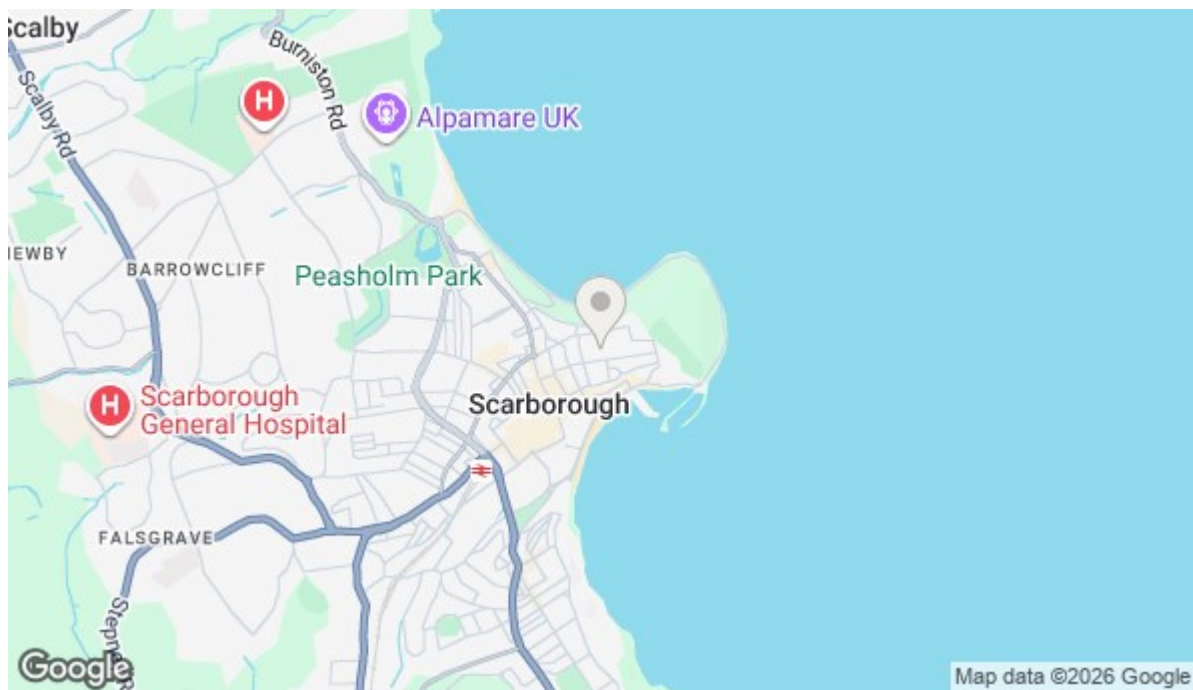
Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Viewings

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an appointment today!

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