



CPH

**CPH** ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

1 Oriel Close, Scarborough

Guide Price £195,000



# 1 Oriel Close

Scarborough, Scarborough

- BAY FRONTED TWO BEDROOM SEMI-DETACHED BUNGALOW
- OFF-STREET PARKING AND GARAGE
- FRONT LAWNED GARDEN & LAWNED/PAVED GARDEN TO THE REAR
- BOARDED LOFT SPACE VIA A PULL DOWN LADDER
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- POPULAR RESIDENTIAL LOCATION

We are delighted to present this charming bay-fronted two-bedroom semi-detached bungalow, perfectly positioned in a popular residential location.

Step inside to find a bright and welcoming lounge with a lovely bay window, creating an inviting space to relax or entertain. The kitchen is fitted with a range of practical units, offering storage and workspace for home cooking. Both bedrooms provide comfortable retreats at the end of the day, while the three-piece shower room adds a touch of convenience. The property also benefits from a boarded loft space accessed via a pull down ladder.

This fantastic bungalow is offered to the market with no onward chain, making for a straightforward and stress-free move.

With off-street parking and a garage included, you'll have all the space you need for vehicles and extra storage. The property offers a garden comprising of a paved seating area with steps down to a lawned area to the rear and a lovely lawned garden to the front.

Council Tax band: C

Tenure: Freehold





#### Entrance Hall

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

#### Lounge

17' 1" x 11' 10" (5.20m x 3.60m)

#### Kitchen

10' 2" x 9' 6" (3.10m x 2.90m)

#### Bedroom One

12' 6" x 11' 10" (3.80m x 3.60m)

#### Bedroom Two

9' 10" x 8' 6" (3.00m x 2.60m)

#### Bathroom

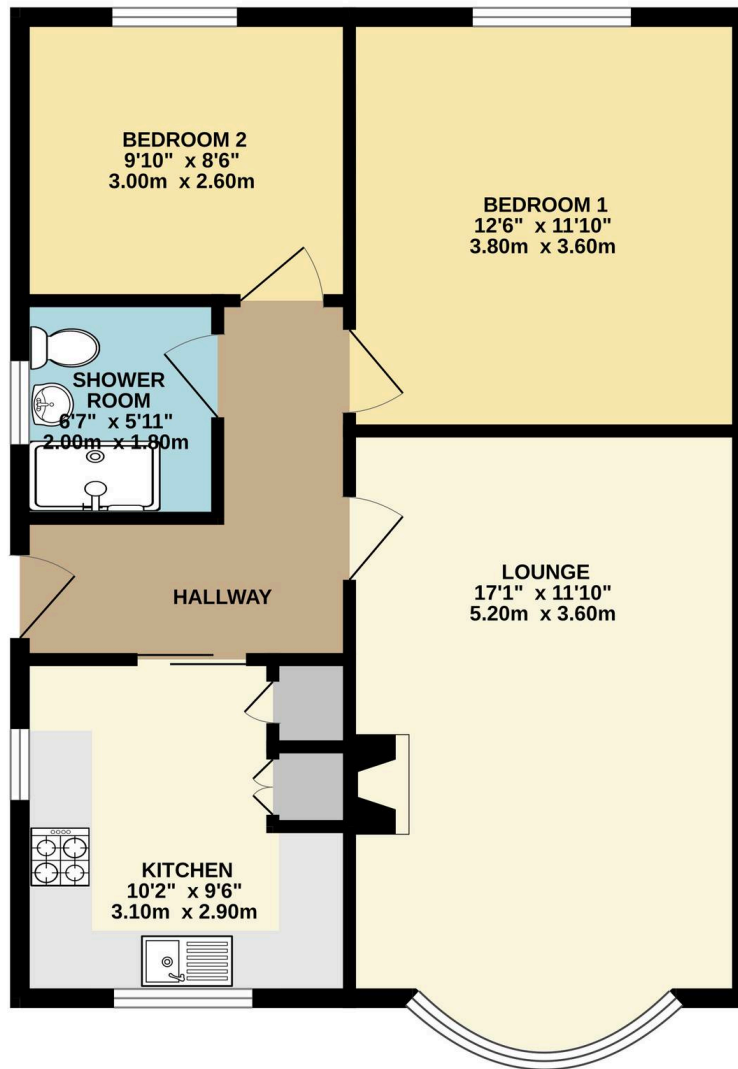
6' 7" x 5' 11" (2.00m x 1.80m)

#### HMRC

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.



GROUND FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 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  
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With you every step of the way



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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