





## 9 Nelson Street

Scarborough, Scarborough

- TWO BEDROOM TERRACED HOME
- TWO RECEPTION ROOMS
- ADDITIONAL LOFT/ATTIC ROOM
- REAR YARD
- TOWN CENTRE LOCATION
- CHAIN FREE/SOLD AS SEEN

New to the market is this TWO BEDROOM TERRACED HOME which is in need of some cosmetic updating but benefits from TWO RECEPTION ROOMS, a LOFT ROOM and a REAR YARD. The property is located within proximity to SCARBOROUGH TOWN CENTRE and is offered to the market with NO ONWARD CHAIN, making this an ideal opportunity for BUY TO LET INVESTORS or those searching for their FIRST HOME.

The property briefly comprises; entrance vestibule and hallway with stairs up to the first floor, lounge, separate dining room with built-in understairs storage, kitchen with units and storage, rear hall with door to the yard and a downstairs bathroom. To the first floor lies a landing with stairs up to the loft room and doors to two double bedrooms. Externally, the property benefits from an enclosed low-maintenance rear yard.

Located within Scarborough Town Centre this home offers easy access to a wealth of amenities including (but not limited to) Scarborough Train Station, supermarkets, eateries, local shops and much more.

To arrange a viewing please contact our friendly and experienced sales team today on 01723 352235

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





**ACCOMMODATION:**  
**GROUND FLOOR**

**Entrance Vestibule & Hallway**

**Lounge**

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

**Dining Room**

13' 9" x 11' 6" (4.20m x 3.50m)

**Kitchen**

10' 2" x 6' 3" (3.10m x 1.90m)

**Rear Hall**

**Bathroom**

6' 3" x 6' 3" (1.90m x 1.90m)

**FIRST FLOOR**

**Landing**

**Bedroom One**

13' 9" x 11' 6" (4.20m x 3.50m)

**Bedroom Three**

13' 9" x 11' 6" (4.20m x 3.50m)

**SECOND FLOOR**

**Attic Room**

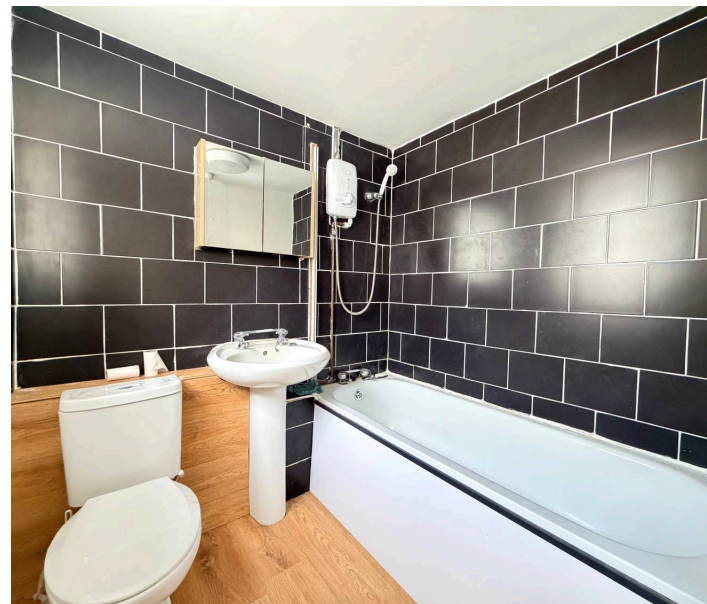
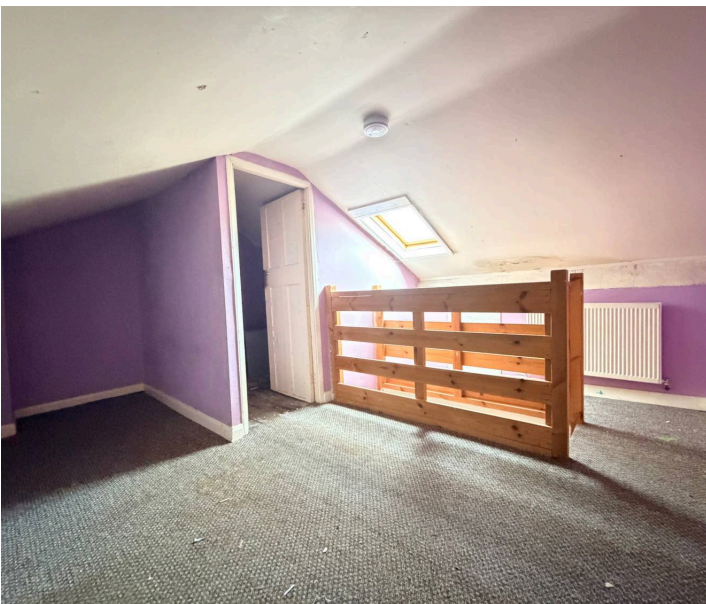
13' 9" x 12' 6" (4.20m x 3.80m)

**Store Room**

5' 11" x 5' 7" (1.80m x 1.70m)

**HMRC**

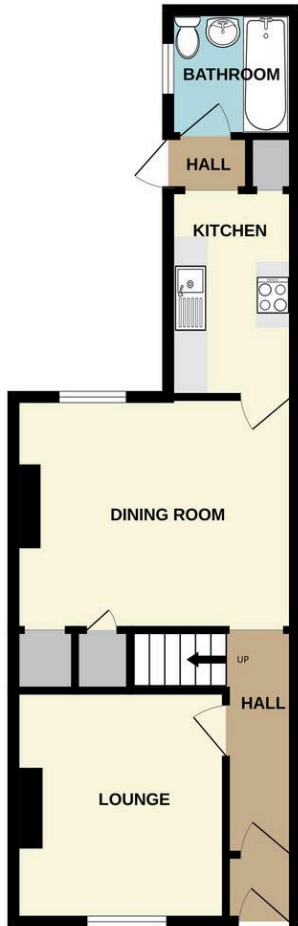
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



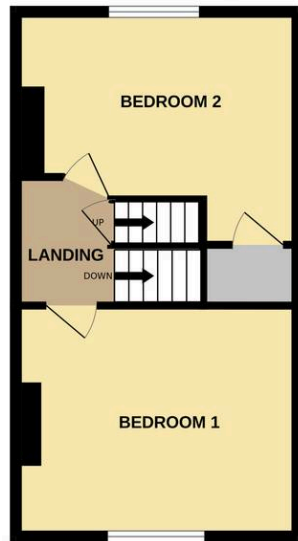
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All services/appliances have not and will not be tested. The property is sold as seen.

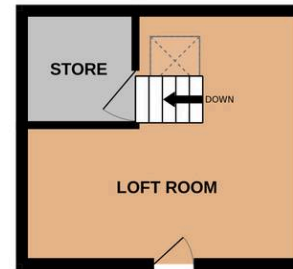
GROUND FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



2ND FLOOR  
175 sq.ft. (16.3 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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

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