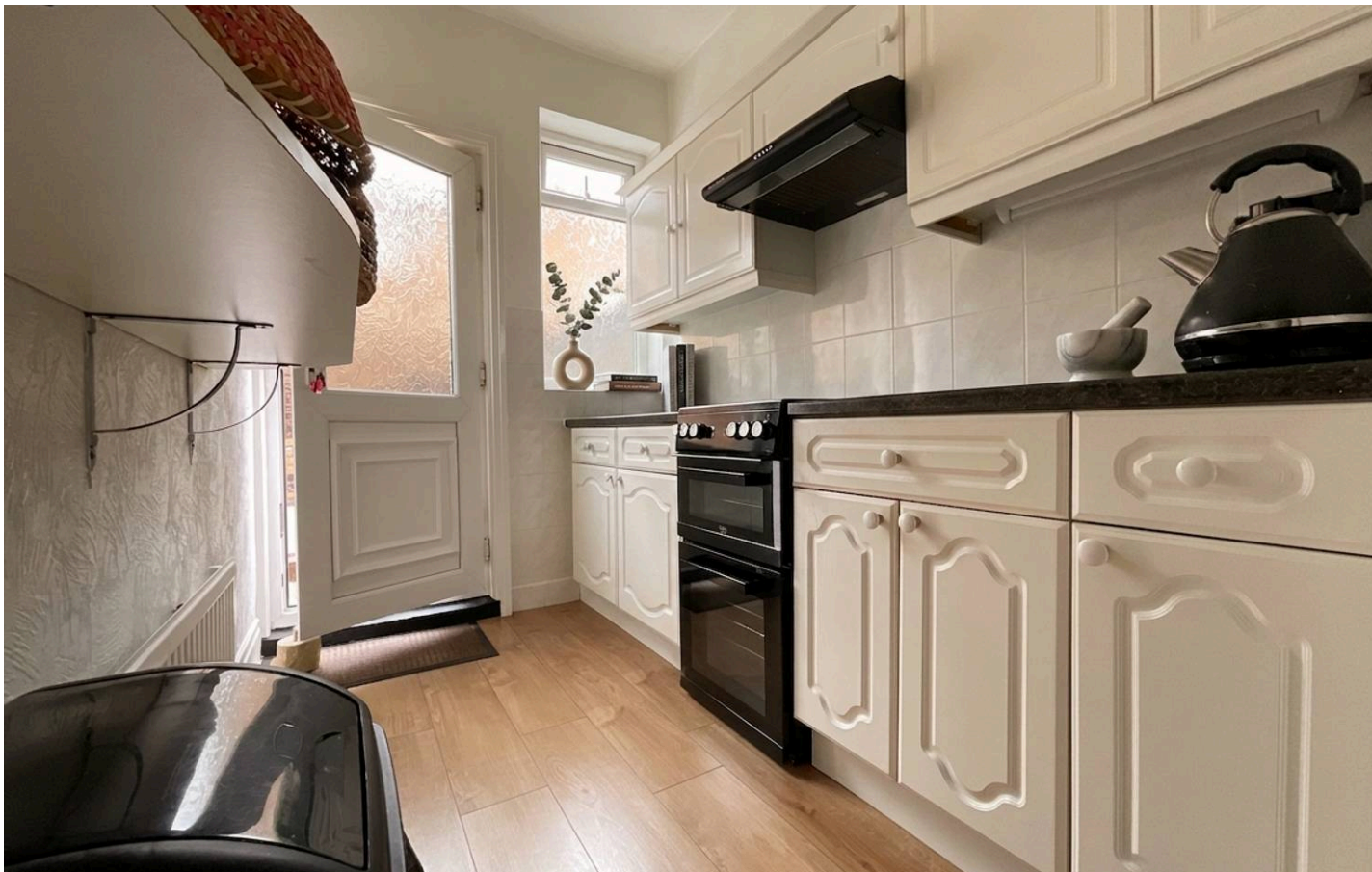






53 Caledonia Street

Scarborough

- TWO BEDROOM TERRACED HOUSE
- POPULAR RESIDENTIAL LOCATION
- OPEN PLAN LOUNGE/DINING ROOM
- SEPARATE DOWNSTAIRS WC & UPSTAIRS BATHROOM
- REAR YARD

We are delighted to present this charming two bedroom terraced house, offering a wonderful blend of comfort and practicality in a sought-after location.

The property welcomes you with a spacious open plan lounge and dining room, featuring an attractive bay window that floods the space with natural light and creates a warm, inviting atmosphere - ideal for relaxing or entertaining guests. The well-appointed fitted kitchen provides ample storage and workspace, making meal preparation a pleasure. A convenient downstairs WC adds to the practicality of every-day living, while the upstairs bathroom is finished to a high standard for added comfort.

Upstairs, you will find two bedrooms, including a generously sized master bedroom that offers plenty of space for furnishings, and a second bedroom that is perfect for a guest room, nursery, or home office. With its thoughtfully designed layout and appealing features, this property is well-suited to first time buyers, professionals, or those seeking a manageable and welcoming home. Located within easy reach of local amenities, schools, and transport links, this delightful house combines style and convenience.

Early viewing is highly recommended to fully appreciate all that this lovely home has to offer.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





GROUND FLOOR

Entrance Hall

Lounge 10' 6" x 9' 10" (3.20m x 3.00m)

Dining Room 11' 6" x 9' 10" (3.50m x 3.00m)

Kitchen 8' 2" x 5' 11" (2.50m x 1.80m)

WC/Utility 10' 10" x 3' 11" (3.30m x 1.20m)

FIRST FLOOR

Bedroom 1 16' 5" x 9' 10" (5.00m x 3.00m)

Bedroom 2 11' 6" x 8' 10" (3.50m x 2.70m)

Bathroom 8' 2" x 6' 11" (2.50m x 2.10m)

HMRC

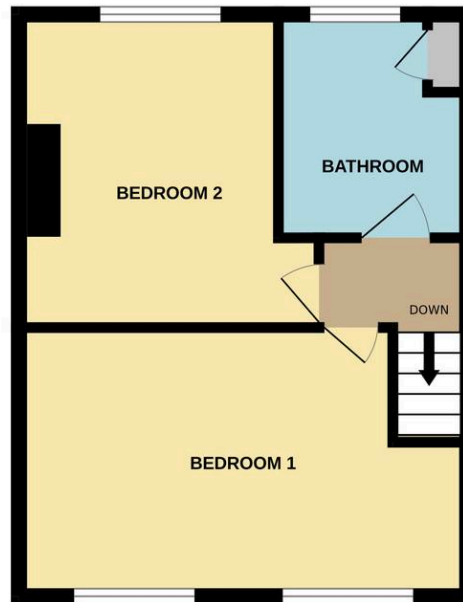
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 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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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