



CPH

ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

101 Hampton Road, Scarborough
Offers Over £110,000



101 Hampton Road

Scarborough, Scarborough

- TWO BEDROOM TERRACED HOME
- IDEAL FIRST TIME BUY/BUY TO LET
- MODERN KITCHEN & REAR YARD
- OFFERED WITH NO ONWARD CHAIN
- POPULAR RESIDENTIAL LOCATION

CPH are delighted to be presenting to the market this TWO BEDROOM TERRACED HOME which would make an IDEAL FIRST TIME BUY/BUY TO LET property and benefits from a MODERN KITCHEN and a LOW-MAINTENANCE REAR YARD.

In brief the accommodation comprises of; lounge with stairs up to the first floor, modern kitchen fitted with a range of units and integrated appliances, rear entrance/utility area and a downstairs bathroom. To the first floor lies two bedrooms. Externally, to the rear of the property lies a low-maintenance rear yard.



The property is well located, centrally in Scarborough and provides excellent access to a wealth of amenities including Gladstone Road School, Sainsbury's and a range of local shops on Falsgrave and Scarborough Town Centre.

If you would like to arrange a viewing, please contact our friendly team today on

01723 352235

or visit www.cphproperty.co.uk.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



ACCOMMODATION

GROUND FLOOR

Lounge

14' 1" x 10' 10" (4.30m x 3.30m)

Kitchen

14' 1" x 9' 6" (4.30m x 2.90m)

Utility/Rear Entrance

5' 3" x 3' 7" (1.60m x 1.10m)

Bathroom

6' 3" x 5' 3" (1.90m x 1.60m)

FIRST FLOOR

Bedroom One

14' 1" x 10' 10" (4.30m x 3.30m)

Bedroom Two

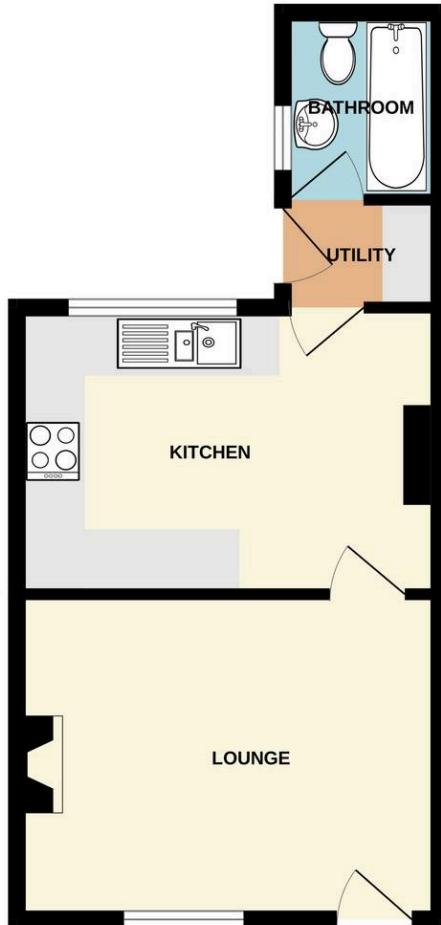
9' 6" x 8' 6" (2.90m x 2.60m)

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
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 562 sq.ft. (52.2 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 fixtures have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
231 sq.ft. (21.5 sq.m.) approx.



Interested?

Contact our friendly team today
01723 352235 | sales@acphproperty.co.uk

With you every step of the way



Sales, Lettings & Commercial

ESTATE AGENTS & CHARTERED SURVEYORS
19 St. Thomas Street, Scarborough YO11 1DY



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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