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For over 30 years

23 Britannia Street, Scarborough

£135,000







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Scarborough

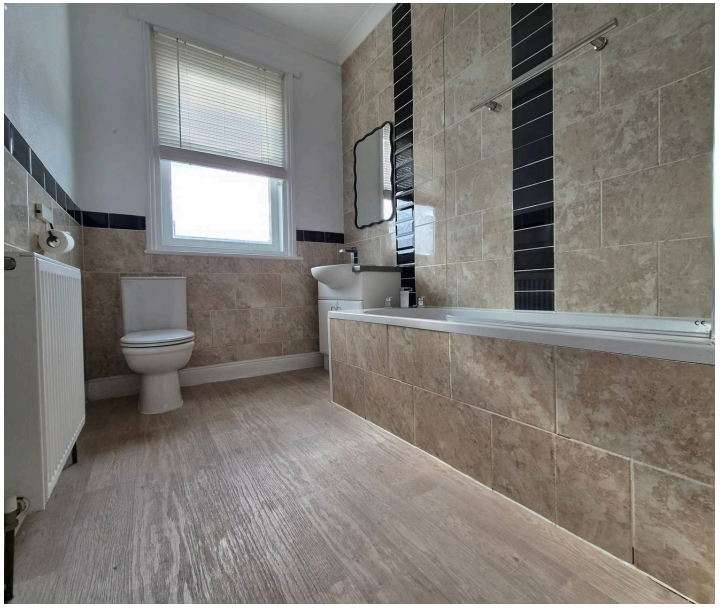
- WELL PRESENTED TWO BEDROOM TERRACED HOUSE
- SITUATED ON BRITANNIA STREET CLOSE TO THE TOWN CENTRE
- GENEROUS KITCHEN/DINER WITH ISLAND
- SEPARATE STORAGE ROOM
- LIVING ROOM WITH BAY WINDOW
- ATTRACTIVE BATHROOM WITH SHOWER OVER BATH
- GENEROUS REAR YARD WITH DECKED SEATING & PATIO AREA
- NO ONWARD CHAIN

We are delighted to present this charming two bedroom terraced house, ideally positioned on Britannia Street close to the town centre, offering both convenience and comfort.

Step inside via the welcoming entrance hall, which leads to the light-filled living room featuring a beautiful bay window that enhances the sense of space and warmth. The heart of the home is the generous kitchen/diner, complete with an island - perfect for entertaining or family meals.

The kitchen also provides access to a practical separate storage room, while additional storage can be found beneath the stairs, ensuring ample space for everyday essentials. Upstairs, the first floor landing leads to two well-proportioned bedrooms and an attractive bathroom fitted with a shower over the bath, offering a relaxing retreat.







The property boasts a generous rear yard with decked seating and a patio area, ideal for enjoying the outdoors in comfort and privacy. Offered to the market with no onward chain, this delightful home is perfect for first-time buyers, professionals or those seeking a convenient lifestyle close to local amenities. Early viewing is highly recommended to fully appreciate all this property has to offer.

GROUND FLOOR

Entrance

Lounge 10' 6" x 10' 2" (3.20m x 3.10m)

Kitchen/Diner 15' 9" x 11' 10" (4.80m x 3.60m)

Storage 3' 7" x 2' 11" (1.10m x 0.90m)

FIRST FLOOR

Landing

Bedroom One 15' 9" x 10' 6" (4.80m x 3.20m)

Bedroom Two 11' 10" x 8' 10" (3.60m x 2.70m)

Bathroom 8' 10" x 6' 7" (2.70m x 2.00m)

Please note:
The owner of this property is a relative of a staff member at CPH Property Services.

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.

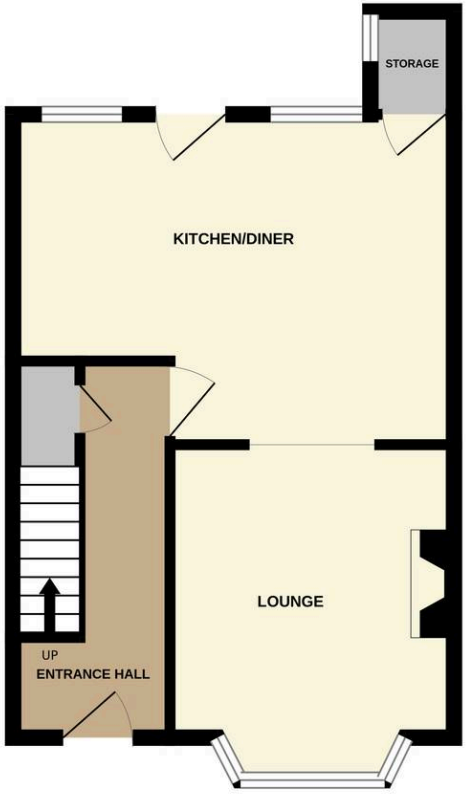
Council Tax band: A

Tenure: Freehold

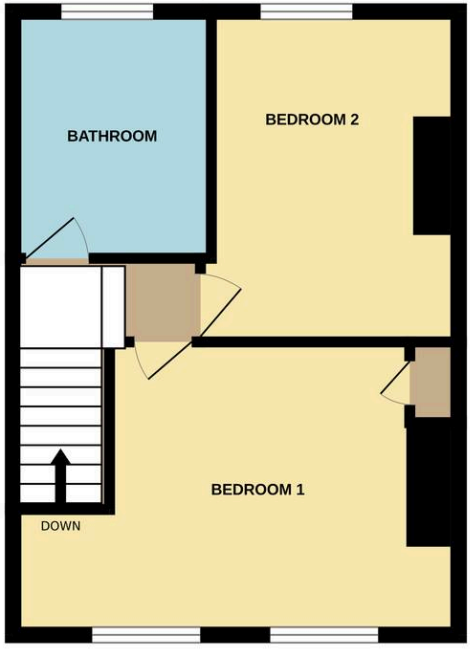
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



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



TOTAL FLOOR AREA : 714 sq.ft. (66.3 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