



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

10 Nelson Street, Scarborough

Offers in Region of £115,000



- TWO BEDROOM MID-TERRACE HOUSE
- NO ONWARD CHAIN
- IDEAL INVESTMENT/FIRST TIME BUY
- WALKING DISTANCE TO TOWN CENTRE & TRAIN STATION
- PRIVATE REAR YARD

We are delighted to present this charming two-bedroom mid-terrace house, offered to the market with no onward chain and perfectly suited for first-time buyers or investors. Ideally positioned within walking distance of the town centre and train station, this inviting home boasts a well-proportioned layout that maximises both comfort and practicality.

The welcoming entrance leads into a lounge and separate dining room, filled with natural light and offering a versatile area for relaxation or entertaining. The adjoining kitchen is thoughtfully designed, providing ample storage and workspace, making it the ideal setting for preparing meals or gathering with friends.

Upstairs, two generously sized bedrooms offer peaceful retreats, each benefiting from a pleasant outlook and ample space for furnishings. The ground floor family bathroom is well-appointed, featuring contemporary fixtures and a clean finish.



With its appealing blend of convenience and comfort, this property is an excellent opportunity for those seeking a home to move straight into or a sound addition to an investment portfolio. Located in a highly sought-after area with easy access to amenities, schools, and transport links, this property truly must be viewed to be fully appreciated.

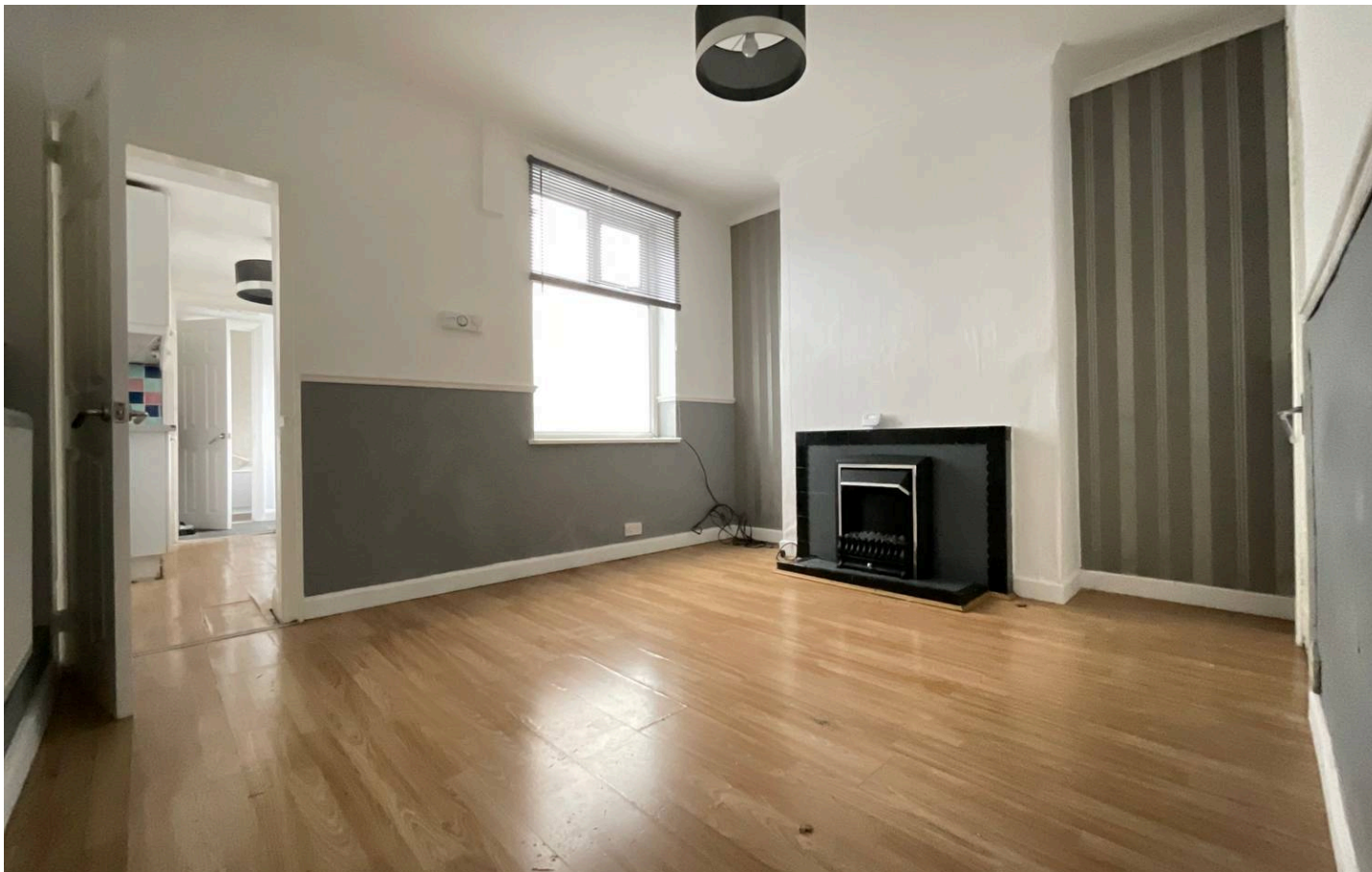
Contact us today to arrange your viewing and take the first step towards making this delightful house your new home on 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



## ACCOMMODATION

### GROUND FLOOR

#### Living Room

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

#### Dining Room

10' 2" x 12' 6" (3.10m x 3.80m)

#### Kitchen

9' 2" x 5' 3" (2.80m x 1.60m)

#### Bathroom

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

### FIRST FLOOR

#### Bedroom 1

10' 2" x 12' 6" (3.10m x 3.80m)

#### Bedroom 2

#### Externally

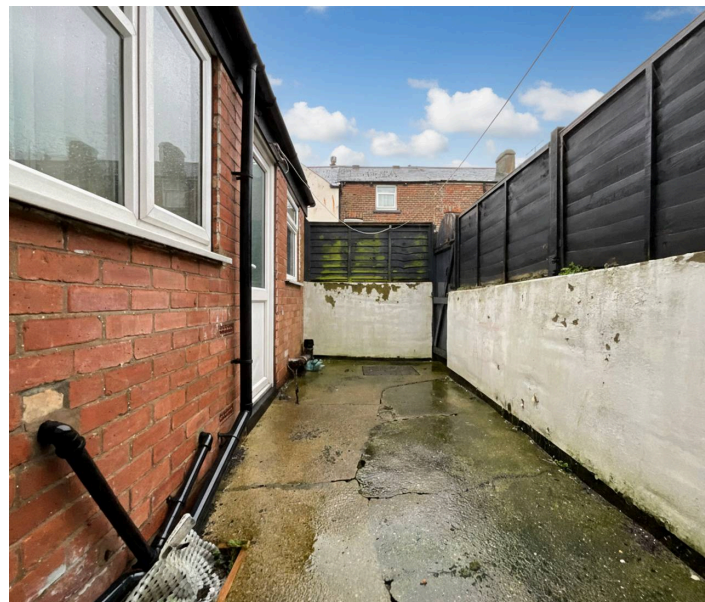
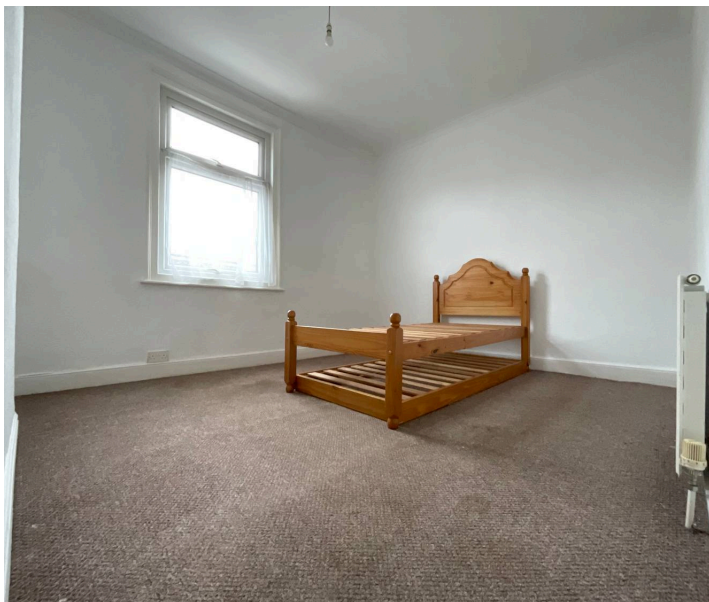
To the rear of the property lies an enclosed rear yard with gated access.

#### 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.

#### Details Prepared

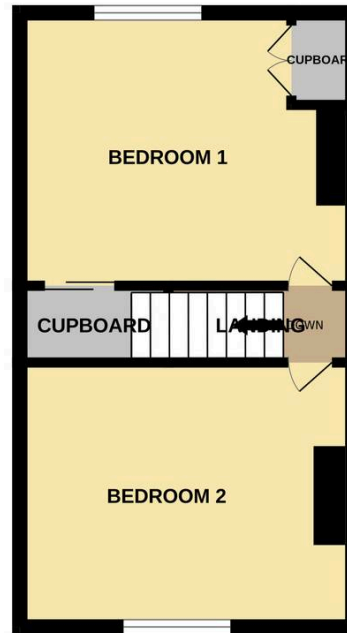
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GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
293 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 692 sq.ft. (64.3 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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*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