





83 Highfield

Scarborough

- TWO BEDROOM TERRACED HOUSE
- LOCATED IN THE HEART OF SCARBOROUGH
- BRIGHT LIVING ROOM WITH FEATURE FIREPLACE
- OPEN PLAN DINING ROOM/LIVING ROOM
- KITCHEN WITH PRACTICAL UTILITY ROOM
- LOW MAINTENANCE REAR COURTYARD
- NO ONWARD CHAIN

We are delighted to present this charming two-bedroom terraced house, ideally situated in the heart of Scarborough.

This appealing property offers a bright and welcoming living room, enhanced by a feature fireplace that creates a cosy focal point for relaxing or entertaining. The open plan layout seamlessly connects the living and dining areas, providing a versatile space filled with natural light. The well-appointed kitchen is complemented by a practical utility room, ensuring ample storage and convenience for modern living. Both bedrooms are generously proportioned, offering comfortable retreats that suit a variety of needs, whether for family, guests or a home office.

The property is offered with no onward chain, making it an excellent opportunity for first-time buyers or downsizers seeking a straightforward purchase. Located within easy reach of Scarborough's vibrant amenities, shopping, dining and transport links, this home combines comfort, practicality and an enviable town centre lifestyle. Early viewing is highly recommended to fully appreciate the quality and potential of this delightful home.





Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

GROUND FLOOR

Entrance Hallway

Lounge 11' 2" x 10' 10" (3.40m x 3.30m)

Dining Room 11' 6" x 10' 10" (3.50m x 3.30m)

Kitchen 12' 2" x 6' 11" (3.70m x 2.10m)

Utility/Store 6' 7" x 4' 3" (2.00m x 1.30m)

FIRST FLOOR

Landing 11' 6" x 5' 3" (3.50m x 1.60m)

Bedroom One 11' 6" x 14' 5" (3.50m x 4.40m)

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

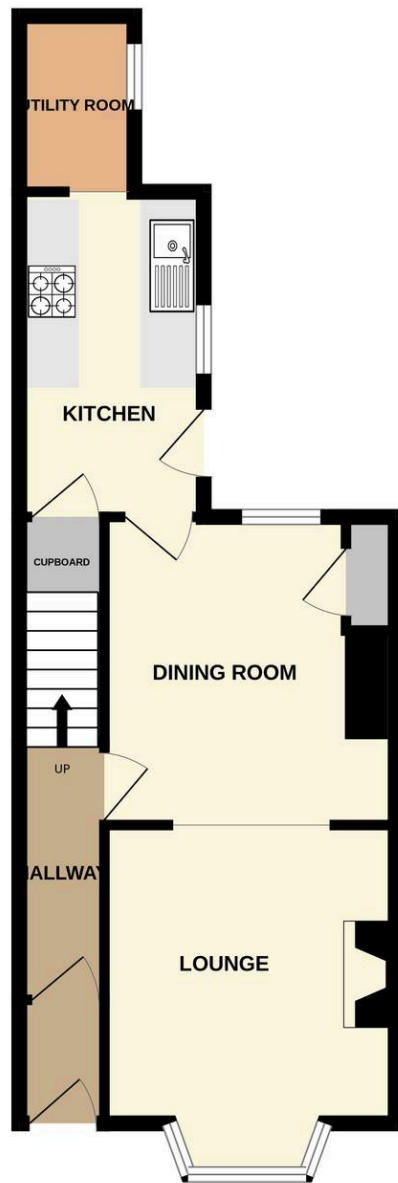
Bathroom 11' 10" x 6' 7" (3.60m x 2.00m)

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
426 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.7 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