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

72 Ramsey Street, Scarborough

Guide Price £170,000

72 Ramsey Street

- THREE BEDROOM TERRACED HOUSE
- WELL PRESENTED THROUGHOUT
- POPULAR LOCATION CLOSE TO THE TOWN CENTRE
- OCCASIONAL LOFT ROOM
- TWO RECEPTION ROOMS
- KITCHEN WITH DOOR TO REAR YARD
- LIVING ROOM WITH BAY WINDOW & FIREPLACE
- BATHROOM WITH FREE STANDING BATH AND WALK IN SHOWER
- SINGLE GARAGE WITH POWER
- LOW MAINTENANCE REAR YARD

We are delighted to present this well presented three bedroom terraced house, ideally situated in a popular location close to the town centre.

This inviting home boasts two spacious reception rooms, including a charming living room with a bay window and feature fireplace, creating a warm and welcoming atmosphere perfect for both relaxing and entertaining. The kitchen offers convenient access to the rear yard, which has been thoughtfully designed for low maintenance living. On the first floor you will find 2 comfortable bedrooms, while the bathroom impresses with a free standing bath and a separate walk in shower, providing comfort.

Additional features include a versatile/occasional loft room, and a single garage with power, offering valuable extra space for parking or hobbies. With its excellent presentation, practical layout, and sought after location close to amenities, this property represents an outstanding opportunity for families and professionals alike.

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

Council Tax band: B

Tenure: Freehold

GROUND FLOOR

Entrance

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

Dining Room 11' 10" x 11' 6" (3.60m x 3.50m)

Kitchen 12' 2" x 7' 10" (3.70m x 2.40m)

FIRST FLOOR

Landing

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

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

Bathroom 12' 2" x 8' 10" (3.70m x 2.70m)

SECOND FLOOR

Occasional Loft Room 13' 1" x 10' 6" (4.00m x 3.20m)

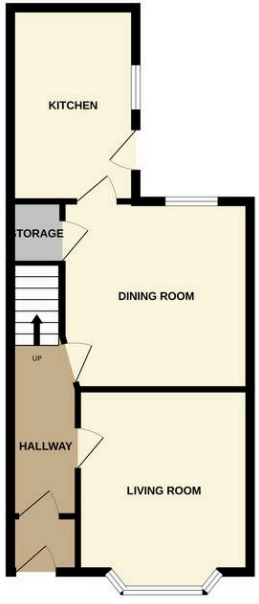
Outside:

Garage 15' 1" x 8' 2" (4.60m x 2.50m)

HMRC

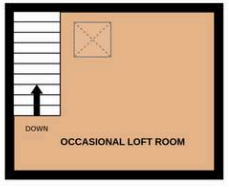
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

GROUND FLOOR
455 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.

2ND FLOOR
138 sq.ft. (12.9 sq.m.) approx.



GARAGE
124 sq.ft. (11.5 sq.m.) approx.

TOTAL FLOOR AREA : 1121 sq.ft. (104.2 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 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