



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

2 Beaconsfield Street, Scarborough

Offers Over £135,000



- TWO DOUBLE BEDROOM END TERRACE
- IMMACULATELY PRESENTED THROUGHOUT
- POPULAR LOCATION WITHIN WALKING DISTANCE TO BEACH & FALSgrave AMENITIES
- IDEAL FIRST TIME BUY/INVESTMENT
- NO ONWARD CHAIN

We are delighted to present this immaculately presented two double bedroom end terrace, ideally situated in a popular location within walking distance to the beach and Falsgrave amenities.

This charming home offers a perfect blend of modern finishes and comfortable living, making it an ideal choice for first-time buyers or investors alike. The ground floor welcomes you with a light and airy lounge, leading seamlessly into a spacious dining room and contemporary kitchen that boasts ample storage and stylish work surfaces, creating a wonderful space for both relaxing and entertaining. Upstairs, you will find a well appointed bathroom and two generously sized double bedrooms, each beautifully decorated and providing plenty of space for restful nights or a flexible work-from-home environment.



The property is offered with no onward chain, ensuring a smooth and straightforward purchase process for the new owners. With its sought-after location, high standard of presentation throughout, and easy access to local shops, cafes, and transport links, this delightful home is sure to attract a wide range of buyers.

Early viewing is highly recommended to fully appreciate all that this superb property has to offer. Book your appointment today.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



## ACCOMMODATION

### GROUND FLOOR

#### Living Room

10' 4" x 11' 7" (3.14m x 3.54m)

#### Dining Room

9' 10" x 14' 9" (3.00m x 4.50m)

#### Kitchen

13' 5" x 5' 11" (4.10m x 1.80m)

### FIRST FLOOR

#### Bedroom 1

14' 1" x 9' 2" (4.30m x 2.80m)

#### Bedroom 2

11' 2" x 9' 6" (3.40m x 2.90m)

#### Bathroom

6' 7" x 6' 3" (2.00m x 1.90m)

#### Externally

To the rear of the property you will find a private enclosed rear yard with direct gated access, decked seating area and storage shed.

#### HMRC DISCLAIMER

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

AB020426





## *Interested?*

Contact our friendly team today  
☎ 01723 352235 | ✉ [sales@cphproperty.co.uk](mailto: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