



colin ellis

Cambridge Street, Scarborough, YO12 7ED

Located in the heart of Scarborough town centre, this well presented mid terraced house offers spacious accommodation set over three floors and has recently been updated with new carpets, fresh decor and a newly fitted kitchen.

Ideal for first time buyers, investors, or those seeking a conveniently located home close to amenities and transport links.

Guide Price £152,500



PROPERTY DESCRIPTION

The property has undergone a scheme of cosmetic improvements, creating a clean and modern feel throughout while retaining generous room sizes and practical layout.

Upon entering, you are welcomed by a hallway leading into a bright and airy bay fronted living room, featuring modern decor and a feature fireplace. To the rear, a separate dining room provides additional living space.

The property benefits from a newly installed kitchen, fitted with a range of contemporary units, worktops, and integrated cooking facilities, with access out to the rear yard.

The first floor comprises:

- A generous double bedroom
- A modern house bathroom, including bath with shower over, wash basin, and WC

To the upper floor, the property offers:

- Two further well proportioned bedrooms, providing flexible accommodation for family, guests, or home working

To the rear is a low-maintenance enclosed yard, ideal for outdoor seating or storage.

LIVING ROOM

3.86 x 3.28 (12'7" x 10'9")

DINING ROOM

3.33 x 2.81 (10'11" x 9'2")

KITCHEN

6.06 x 1.78 (19'10" x 5'10")

BEDROOM

3.27 x 4.39 (10'8" x 14'4")

BATHROOM

3.28 x 2.41 (10'9" x 7'10")

BEDROOM

3.37 x 4.02 (11'0" x 13'2")

BEDROOM

3.30 x 2.43 (10'9" x 7'11")







Approximate total area⁽¹⁾
950 ft²
88.1 m²

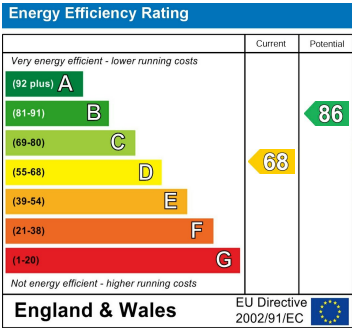
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Cambridge Street - 18786006
Council Tax Band - A
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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