



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

**2 Robin Place, Scarborough**  
In Excess of **£170,000**





## 2 Robin Place

Scarborough, Scarborough

- WELL PRESENTED TWO BEDROOM HOME
- IDEAL FIRST TIME BUY
- PRIVATE DRIVEWAY WITH PARKING FOR APPROX 2 CARS
- ENCLOSED LAWNED/PAVED GARDENS
- POPULAR LOCATION WITHIN CROSSGATES

We are delighted to present this well presented two bedroom home, ideal for first time buyers and perfectly positioned in the ever-popular Crossgates area.

Step inside to a welcoming entrance hall that leads to a bright and comfortable lounge, complete with handy understairs storage for all your essentials. The kitchen/diner is thoughtfully designed with integrated oven and space for dining, making it the perfect spot to cook, eat and entertain. Upstairs, the landing features built-in storage, adding to the home's practical appeal. Both bedrooms offer a peaceful retreat at the end of the day, while the stylish three-piece suite bathroom provides a relaxing space to unwind.

With a private driveway offering off-street parking of approx 2 cars adding extra convenience, this home is well suited to those seeking an easy-going lifestyle in a sought-after neighbourhood. The rear of the property benefits from a lanwed and paved garden, which is accessed via patio doors from the kitchen/diner.

Located close to local shops, transport links and amenities, this is a fantastic opportunity to secure a move-in ready property in a great location. Arrange your viewing today and see for yourself what makes this home so special.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C







## ACCOMMODATION:

### GROUND FLOOR

#### Hall

#### Lounge

16' 5" x 11' 6" (5.00m x 3.50m)

#### Kitchen

11' 6" x 11' 2" (3.50m x 3.40m)

### FIRST FLOOR

#### Landing

9' 10" x 5' 11" (3.00m x 1.80m)

#### Bedroom One

11' 6" x 11' 2" (3.50m x 3.40m)

#### Bedroom Two

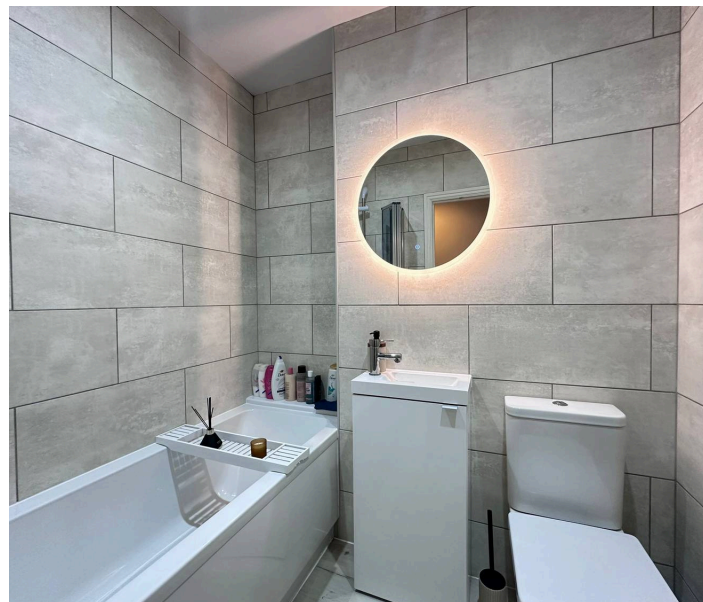
11' 6" x 9' 2" (3.50m x 2.80m)

#### Bathroom

6' 7" x 5' 7" (2.00m x 1.70m)

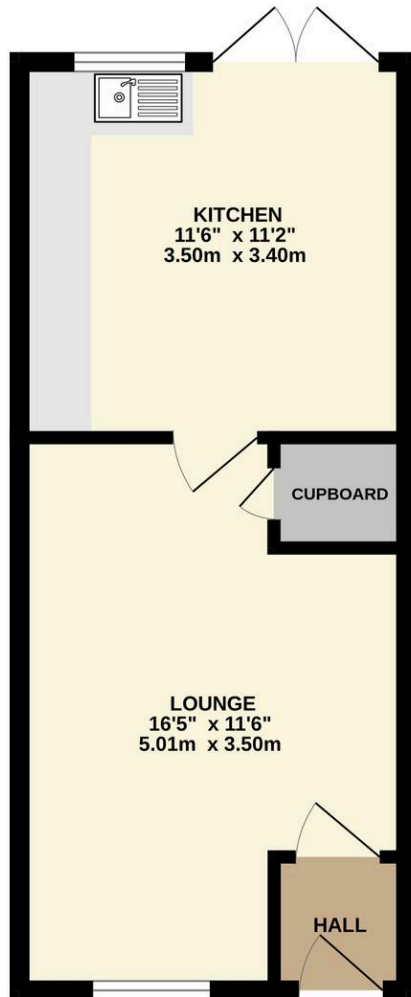
### HMRC

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.

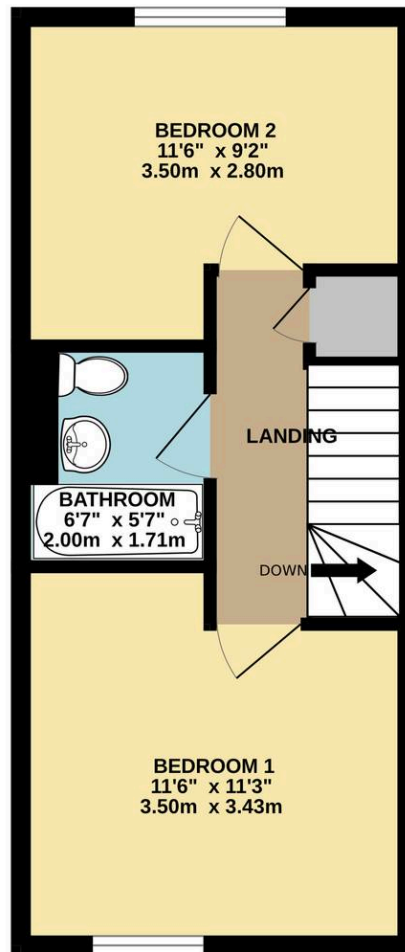




GROUND FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR  
314 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.6 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



**Sales, Lettings & Commercial**  
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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