



CPH

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

8, St. Martins Place, Scarborough

Guide Price £180,000



## 8, St. Martins Place

Scarborough, Scarborough

- FOUR BEDROOM SEMI-DETACHED HOUSE
- POPULAR SOUTH CLIFF LOCATION
- REAR YARD & POTENTIAL OFF-STREET PARKING
- NO ONWARD CHAIN
- IDEAL FAMILY HOME/HOLIDAY LET

Welcome to this charming four-bedroom semi-detached house situated in the sought-after South Cliff location. With a rear yard offering potential off-street parking, this property is perfect for those seeking a blend of convenience and comfort.

Upon entering, you are greeted by a spacious and inviting living area, ideal for relaxing or entertaining guests. The kitchen boasts modern fixtures and fittings, creating the perfect space for culinary enthusiasts to showcase their skills. The four well-appointed bedrooms offer ample space for family living or can be utilised for holiday letting purposes.

Set in a tranquil neighbourhood with easy access to local amenities, this property is an ideal family home or an excellent investment opportunity. With no onward chain, the transition to your new abode is seamless. Don't miss the chance to experience the warm ambience and potential this property exudes. Schedule a viewing today and make this house your home.

To arrange a viewing contact our friendly team today on 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





## ACCOMMODATION

### GROUND FLOOR

#### Lounge

13' 5" x 11' 10" (4.10m x 3.60m)

#### Kitchen/Diner

8' 6" x 16' 9" (2.60m x 5.10m)

#### Utility/WC

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

### FIRST FLOOR

#### Bedroom 1

12' 6" x 11' 6" (3.80m x 3.50m)

#### Bedroom 2

8' 6" x 10' 6" (2.60m x 3.20m)

#### Bathroom

8' 6" x 5' 11" (2.60m x 1.80m)

### SECOND FLOOR

#### Bedroom 3

12' 2" x 11' 6" (3.70m x 3.50m)

#### Bedroom 4

8' 2" x 16' 5" (2.50m x 5.00m)

#### Shower Room

6' 11" x 5' 3" (2.10m x 1.60m)

#### Externally

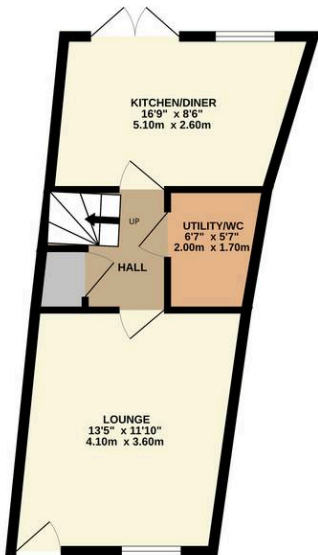
To the front of the property lies a front courtyard that could be utilised as off street parking if the potential buyer removed the front wall. To the rear of the property lies a private enclosed rear yard.

#### Details Prepared

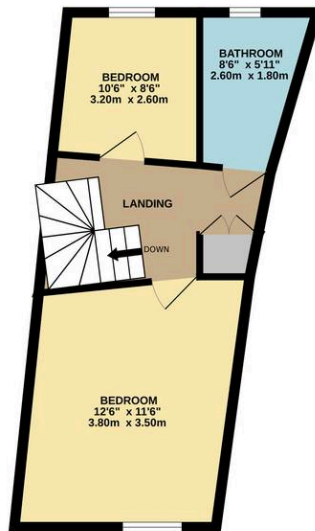
AB031025



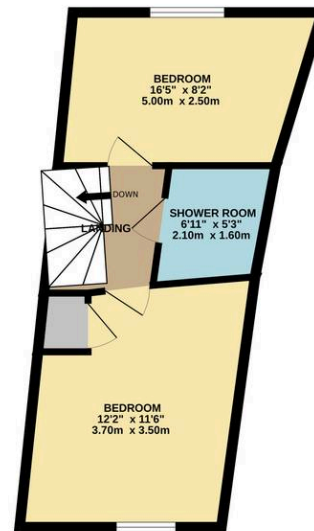
8 - GROUND FLOOR



8 - 1ST FLOOR



8 - 2ND FLOOR



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.  
Made with Metropix ©2025

## Interested?

Contact our friendly team today  
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



**Sales, Lettings & Commercial**  
ESTATE AGENTS & CHARTERED SURVEYORS  
19 St. Thomas Street, Scarborough YO11 1DY



rightmove Zoopla.co.uk PrimeLocation.com

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