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CHARTERED SURVEYORS
For over 30 years

12a Durham Street, Scarborough
Offers in Region of **£130,000**



12a Durham Street

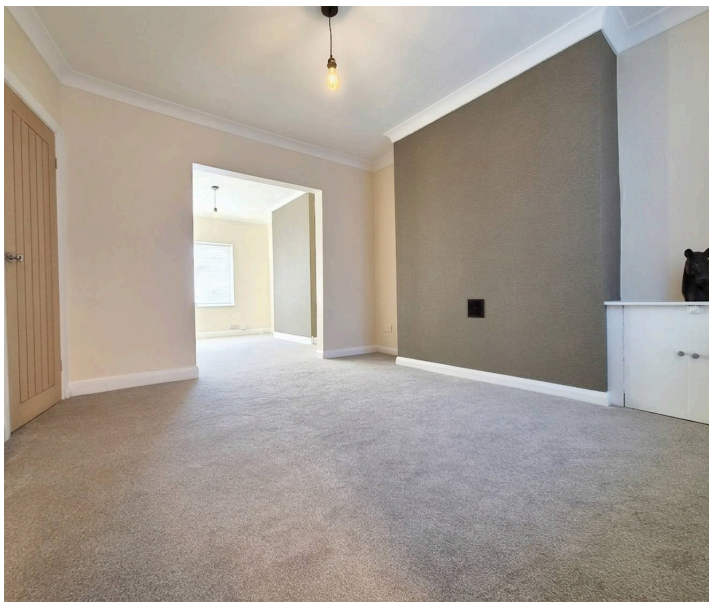
Scarborough

- THREE BEDROOM MID-TERRACED HOUSE
- SET OVER THREE FLOORS
- POPULAR CENTRAL LOCATION CLOSE TO THE TOWN CENTRE
- IDEAL FIRST TIME BUY OR INVESTMENT
- OPEN PLAN LIVING/DINING ROOM
- LOW MAINTENANCE FRONT AND REAR YARD
- NO ONWARD CHAIN

CPH are delighted to present this well-proportioned three bedroom mid-terraced house, set over three spacious floors in the heart of Scarborough, just moments from the town centre.

This versatile property is ideal for first-time buyers or investors, offering a welcoming entrance hall on the ground floor with stairs leading to the upper levels. The open plan living and dining room creates a sociable hub, perfect for relaxing or entertaining, while the adjoining kitchen provides convenient access to the low maintenance rear yard. Upstairs, the first floor features a landing with further stairs, an office or dressing room, a well-appointed bathroom and a comfortable bedroom. The second floor offers two further bedrooms, making this home well-suited for families or those seeking additional space.

Additional benefits include gas central heating, double glazing throughout and a front yard. Offered with no onward chain, this property combines comfort with convenience in a sought-after position, making it an excellent opportunity for a range of buyers. Early viewing is highly recommended to appreciate the layout and lifestyle on offer.





GROUND FLOOR

Entrance

Kitchen 11' 6" x 6' 3" (3.50m x 1.90m)

Dining Room 11' 2" x 10' 10" (3.40m x 3.30m)

Lounge 11' 2" x 9' 10" (3.40m x 3.00m)

FIRST FLOOR

Landing

Bedroom One 13' 5" x 11' 2" (4.10m x 3.40m)

Office/Dresser 7' 3" x 3' 11" (2.20m x 1.20m)

Bathroom 8' 2" x 6' 11" (2.50m x 2.10m)

SECOND FLOOR

Landing

Bedroom Two 13' 5" x 11' 6" (4.10m x 3.50m)

Bedroom Three 11' 2" x 8' 2" (3.40m 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.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

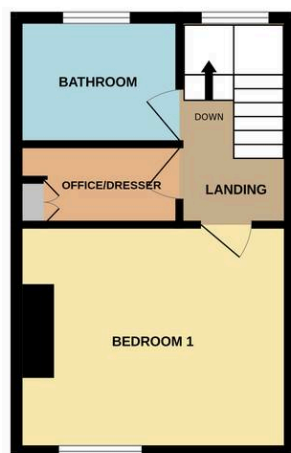
EPC Environmental Impact Rating: E



GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.1 sq.m.) approx.



2ND FLOOR
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA: 946 sq.ft. (87.9 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