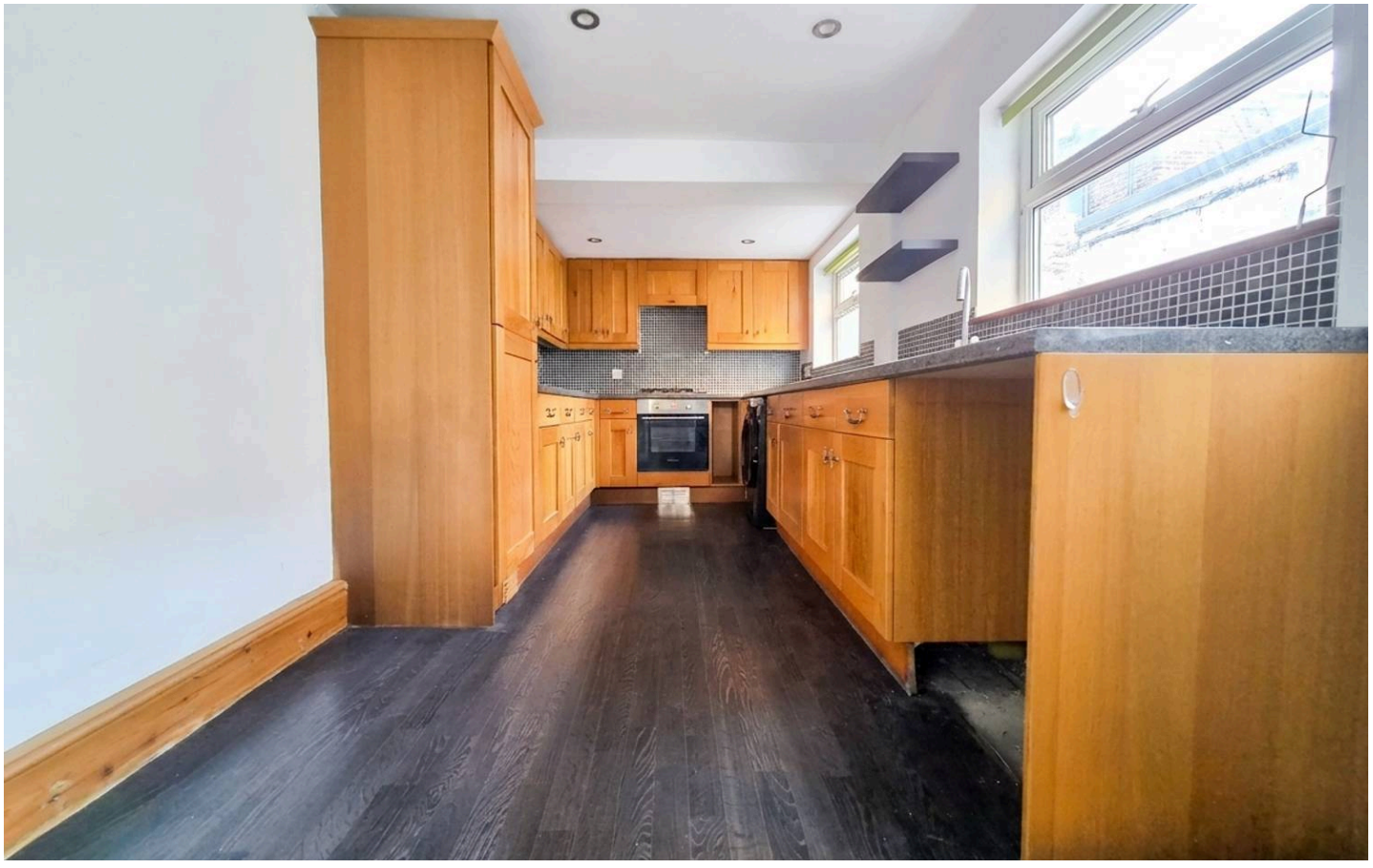


CPH ESTATE AGENTS & CHARTERED SURVEYORS *For over 30 years*

9 Norwood Street, Scarborough

Guide Price £175,000







9 Norwood Street

Scarborough

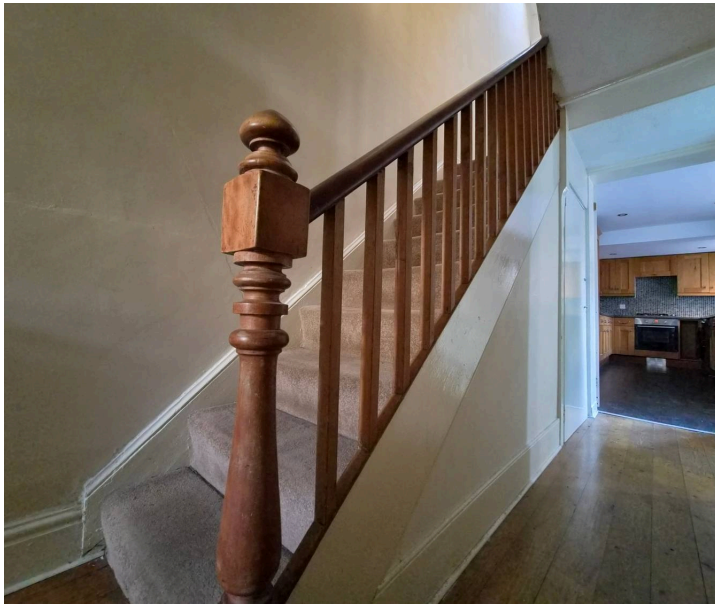
- FOUR BEDROOM TERRACED HOUSE
- ARRANGED OVER THREE FLOORS
- POPULAR CENTRAL LOCATION CLOSE TO SCARBOROUGH'S TOWN CENTRE
- LOUNGE WITH BAY WINDOW AND FIREPLACE
- DINING ROOM OPEN WITH LOUNGE
- BATHROOM WITH WALK IN SHOWER AND SEPARATE BATHTUB
- LOW MAINTENANCE REAR YARD
- NO ONWARD CHAIN

We are delighted to present this spacious four bedroom terraced house, arranged over three well-proportioned floors and ideally situated in a popular central location close to Scarborough's vibrant town centre.

The property boasts a welcoming lounge featuring a charming bay window and a traditional fireplace, seamlessly opening into the dining room to create a light and airy space perfect for family gatherings or entertaining guests and a fitted kitchen. The bathroom is thoughtfully designed with a walk-in shower and a separate bathtub, offering both convenience and comfort.

Each of the four bedrooms provides ample accommodation, making this home well-suited to family living or those seeking additional space for working from home. A low maintenance rear yard adds practicality for busy lifestyles, while the property's enviable position places you within easy reach of Sainsbury's, Scarborough train station, and a range of local amenities.







Offered with no onward chain, this delightful terraced home presents an excellent opportunity for buyers seeking both convenience and comfort in a sought-after central setting. Early viewing is highly recommended to fully appreciate the space and potential this property has to offer.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

GROUND FLOOR

Entrance

Kitchen 17' 5" x 7' 10" (5.30m x 2.40m)

Dining Room 12' 2" x 10' 6" (3.70m x 3.20m)

Lounge 12' 2" x 12' 2" (3.70m x 3.70m)

FIRST FLOOR

Landing

Bedroom One 16' 5" x 12' 2" (5.00m x 3.70m)

Bedroom Two 12' 2" x 10' 6" (3.70m x 3.20m)

Bathroom 10' 6" x 7' 10" (3.20m x 2.40m)

SECOND FLOOR

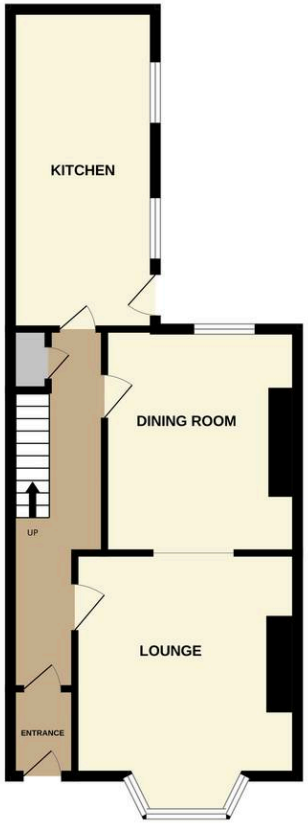
Landing

Bedroom Three 16' 5" x 12' 2" (5.00m x 3.70m)

Bedroom Four 12' 2" x 10' 6" (3.70m x 3.20m)

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
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



2ND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1394 sq.ft. (129.5 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?

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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