



60 Murchison Street, Scarborough YO12 7RW
Offers In The Region Of £140,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE DOUBLE BEDROOM TERRACE HOUSE
- PRIVATE REAR YARD & STORE
- NO ON-WARD CHAIN
- TWO BATHROOMS & TWO RECEPTION ROOMS
- IDEAL INVESTMENT/FIRST TIME BUY

An excellent opportunity for a FIRST TIME BUY/BUY TO LET INVESTMENT, this WELL PROPORTIONED terraced home is offered to the market with THREE BEDROOMS, TWO RECEPTION ROOMS, TWO BATHROOMS and a PRIVATE REAR YARD.

This traditional style, brick built, mid terrace house is offered to the market with NO ONWARD CHAIN and already benefits from gas central heating via an 'Ideal' logic combination boiler, full re-wire within the last three years and UPVC double glazing.

The accommodation itself is arranged over three floors and briefly comprises of entrance hall with doors to a bay fronted lounge, a dining room with a built-in under stairs cupboard and an opening to a kitchen fitted with an integrated electric oven and matching wall and base units and a utility room. To the first floor is a generous master bedroom with two built-in wardrobe, a further bedroom, a modern recently fitted three-piece bathroom. Furthermore, to the second floor lies an additional white three piece suite bathroom and a generous double bedroom.

Externally, to the front lies a gated forecourt and to the rear lies a private, walled yard with a store and gated access to the rear lane.

Situated in a popular location, nearby to Scarborough Town Centre, the property is situated amongst a wealth of amenities and attractions including a popular junior school, local shops, a range of eating and drinking establishments, Scarborough Town Centre's main promenade, Peasholm Park and Scarborough's North Bay Beach.

Viewing comes highly recommended for this Ideal First Time Buy/Buy to Let investment property, if you wish to book a viewing, please contact our friendly team at CPH on 01723352235 or visit our website www.cphproperty.co.uk.





ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge
11'1" x 9'10" max

Dining Room
13'1" x 10'5" max

Kitchen
5'10" x 10'9" max

Utility
8'2" x 4'7" max

FIRST FLOOR

Bedroom 1
11'1" x 13'1" max

Bedroom 2
13'1" x 7'10" max

Bathroom
10'9" x 5'10" max

SECOND FLOOR

Bedroom 3
11'1" x 13'1" max

En-Suite
9'2" x 6'6" max

Externally

To the front of the property lies a gated front courtyard leading to the entrance door. To the rear lies a private rear yard with brick built store and gated access to the rear lane.

Details Prepared
AB211024

Interested? Get in touch:

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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

While 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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