



4 Vine Street, Scarborough YO11 1XN
Offers In Excess Of £100,000



+++WELL PRICED and offered with NO ONWARD CHAIN this THREE BEDROOM, MID TERRACE HOUSE would make an IDEAL INVESTMENT OPPORTUNITY/FIRST TIME BUY and is well presented throughout with a GENEROUS BREAKFAST KITCHEN/DINER and a REAR YARD+++The accommodation is set over three floors and briefly comprises on the lower ground floor of a generous kitchen/diner with built-in storage and a breakfast bar. To the ground floor lies an entrance hall with stairs to both floors, lounge with a fireplace and a downstairs bedroom. To the first floor lies a landing, two bedrooms and a three-piece bathroom suite. 'In our opinion' the property is offered to the market in good order throughout with double glazing, gas central heating and benefits externally from a low-maintenance yard to the rear. Vine Street is located centrally within Scarborough and is within close proximity to Scarborough Town Centre. The location provides excellent access to local amenities including: 'Aldi', 'B J Fitness Centre' and 'Mojo's Music Cafe'. Additionally, Vine Street is within 0.5 miles of Scarborough Train Station, which provides many travel services to commute easily across the country. This home would be particularly well suited to a young family, first-time buyers and investors. Offered to the market with NO ONWARD CHAIN, internal viewing for this property is highly recommended to fully appreciate the space, setting and finish on offer from this well located and well-priced home. If you would like to arrange a viewing, please contact our friendly team at CPH on 01723352235 or via our website, www.cphproperty.co.uk.

ACCOMMODATION:

LOWER GROUND FLOOR

Kitchen
16'5" max x 13'1" max



GROUND FLOOR

Entrance Hall
17'1" x 5'3" max

Lounge
10'2" x 10'2"

Bedroom Three
8'2" x 6'7"

FIRST FLOOR

Landing
8'2" max x 6'7" max

Bedroom One
9'10" x 8'2" max

Bedroom Two
10'2" x 4'11"

Bathroom
8'2" max x 6'7" max

OTHER:

Rear Yard
To the rear of the property lies a low-maintenance yard.

Details Prepared
TLPF/041021



Interested? Get in touch:

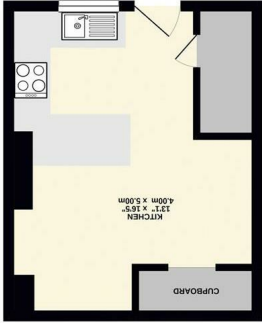
19 St.Thomas Street,
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CPH

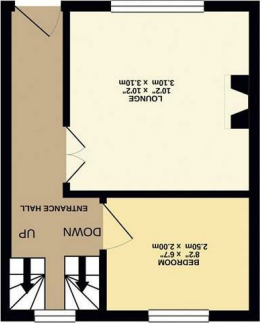
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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



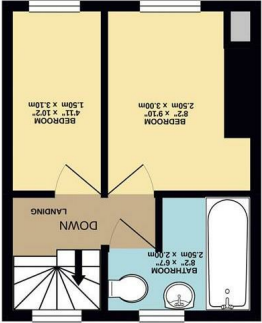
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

