



2 Castle Terrace, Scarborough, YO11 1QX  
Offers In The Region Of £340,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- IMPOSING, VERSATILE SEMI-DETACHED FAMILY HOME
- FOUR/FIVE BEDROOMS
- TWO RECEPTION ROOMS, TWO BATHROOMS
- OFF-STREET PARKING AND PAVED/DECKED GARDENS
- LOCATED A 'STONE'S THROW' AWAY FROM SCARBOROUGH'S SOUTH BAY
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN

Occupying a desirable position within the heart of Scarborough's OLD TOWN is this IMPOSING VERSATILE FOUR/FIVE BEDROOM SEMI-DETACHED HOME which is located a 'STONE'S THROW' away from Scarborough's SOUTH BAY BEACH. The property would make an IDEAL SEASIDE FAMILY ABODE and is offered to the market with OFF-STREET PARKING and a BALCONY with OPEN ASPECT SEA VIEWS from five front facing windows.

'In our opinion' the property is offered to the market in good order throughout with gas central heating and double glazing throughout. The accommodation comprises internally on the ground floor; entrance hall with stairs to the first floor, a bay fronted lounge with a newly fitted gas fire and laminate flooring, a box bay fronted dining room/utility, kitchen fitted with a range of units and tiled flooring and a door to the rear gardens, a rear hall with doors to, a shower room, a separate WC and a bow fronted downstairs bedroom. To the first floor of the property lies a landing, a bay fronted master bedroom with fitted wardrobes, a sun room/fifth bedroom with a bow window to the side and double doors to a balcony with superb views, two further bedrooms, a bathroom and a separate WC. The property does also benefit from a fully boarded loft space with planning permission for a loft conversion. Externally, the property benefits from off-street parking, paved/decked gardens and a storage shed.

Situated right in the heart of Scarborough's Historic and sought after Old town within close proximity to both Scarborough's North and South Bays, this property offers easy access to a wealth of amenities and attractions with Scarborough Town Centre, the main Promenade, Scarborough Castle and surrounding areas.

Early internal viewing is a MUST. To arrange a viewing, please contact CPH today on 01723352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)



ACCOMMODATION:

GROUND FLOOR

Entrance Hall  
14'1" x 5'10"

Lounge  
13'5" max into bay x 13'5"

Dining Room  
13'1" max into bay x 9'10"

Kitchen  
9'10" x 8'2"

Rear Hall  
8'2" x 1'11"

Shower Room  
5'2" x 5'2"

WC  
5'2" x 2'7"

Bedroom Four  
13'1" max into bay x 7'10"

FIRST FLOOR

Landing  
10'2" max x 8'10" max

Master Bedroom  
13'5" max into bay x 9'2"

Bedroom Two  
11'1" x 9'10"

Sun Room/Bedroom Five  
17'0" x 8'2"

Balcony

Bedroom Three  
8'10" x 7'2"

Bathroom  
6'10" x 4'11"

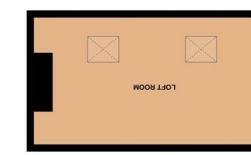
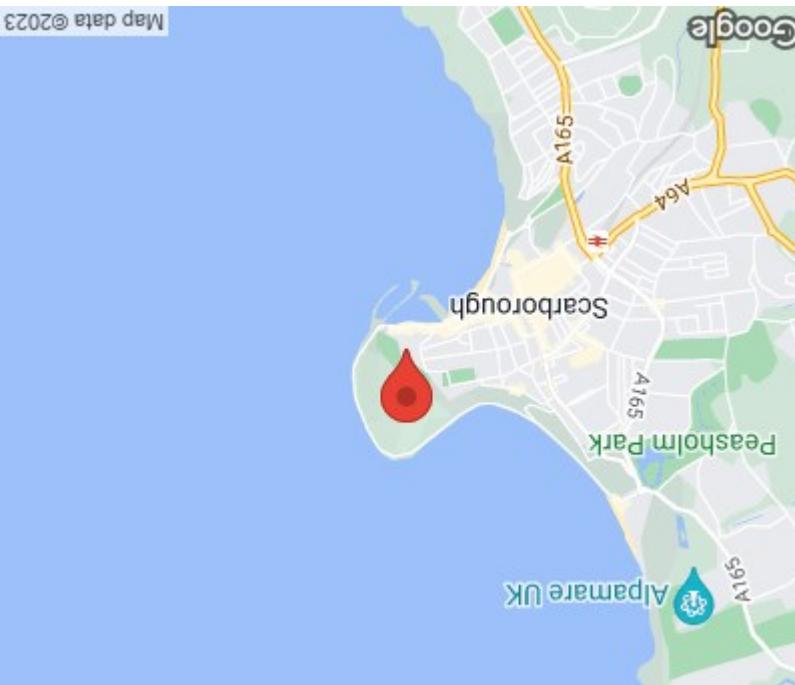
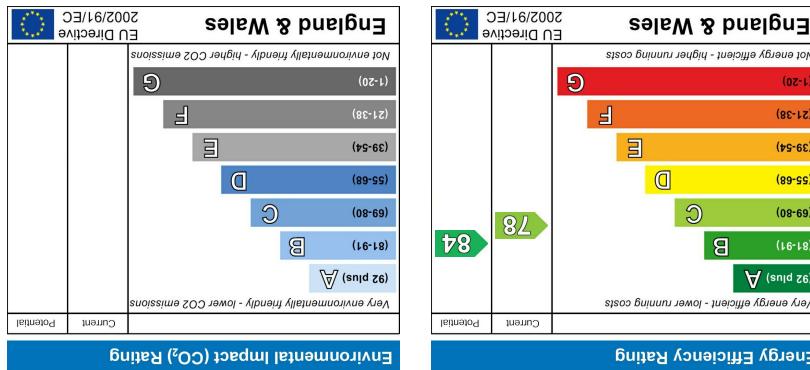
WC  
5'6" x 2'11"

Details Prepared  
TLAB/231121



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 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 Vendor must satisfy himself by inspection or otherwise as to the correctness of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the claim in respect of the property and is advised to make his own investigation.

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LOFT ROOM



1ST FLOOR



GROUND FLOOR