



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





- 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 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 operating or efficiency can be given.

