



120 Briercliffe, Scarborough, YO12 6NS
Price Guide £140,000



- A THREE BEDROOM SEMI-DETACHED HOME
- IDEAL FIRST TIME BUY/BUY TO LET PROPERTY
- OFF-STREET PARKING
- REAR LAWNED GARDEN
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN

Offered to the market with NO ONWARD CHAIN is this THREE BEDROOM semi-detached home which would make an ideal FIRST TIME BUY/BUY TO LET PROPERTY and benefits from OFF-STREET PARKING and a REAR LAWNED GARDEN.

The property does benefit from both double glazing/gas central heating and comprises on the ground floor; an entrance porch with an inner door to an entrance hall with stairs to the first floor, a box bay fronted lounge and a kitchen/diner fitted with a range of matching wall/base units, an integrated oven and a door to the rear garden. To the first floor of the property lies a landing, two double bedrooms, a further bedroom and a white three-piece shower room suite. Externally, to the front of the property lies a driveway providing off-street parking for multiple vehicles and a low-maintenance gravelled garden. To the rear of the property lies a garden laid mainly to lawn with fenced boundaries.



The property is situated within close proximity to a wide range of amenities, including local shops, eateries, a range of schools, Scarborough Hospital and much more.

Early internal viewing is a must and can be arranged via our friendly team in the office on 01723 352235 or by visiting our website www.cphproperty.co.uk



ACCOMMODATION:

GROUND FLOOR

Porch

7'6" x 3'3"

Entrance Hall

12'5" x 6'10" max

Lounge

15'1" max x 12'5"

Kitchen/Diner

20'0" x 9'10"

FIRST FLOOR

Landing

7'10" max x 6'10"

Bedroom One

13'1" max x 12'9" max

Bedroom Two

12'9" max x 10'9" max

Bedroom Three

9'6" x 8'6" max

Bathroom

6'10" x 5'6"

Details Prepared

TLGV/080322



Interested? Get in touch:

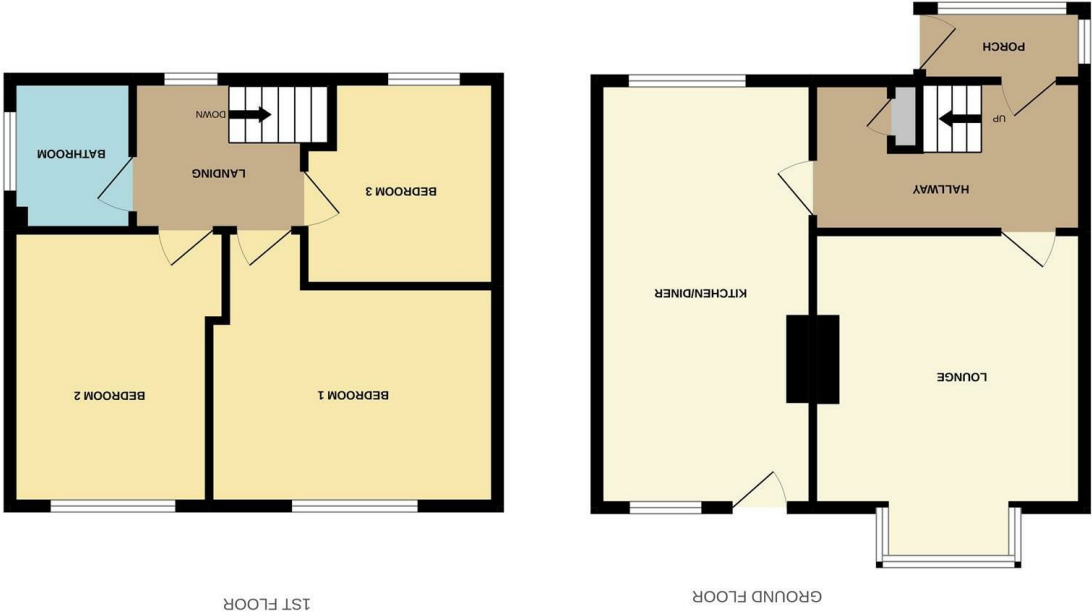
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CPH

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



England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	(1-20) G
		(81-91) B			(21-38) F
		(69-80) C			(39-54) E
		(55-68) D			(1-20) G
		(39-54) E			(21-38) F
		(21-38) F			(1-20) G
		(1-20) G			(1-20) G
		(1-20) G			(1-20) G
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		



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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