



8 Caledonia Street, Scarborough, YO12 7DW
Price Guide £130,000



- TWO BEDROOM MID TERRACE HOME
- IDEAL FIRST TIME BUY/BUY TO LET
- GOOD DECORATIVE ORDER
- TWO RECEPTION ROOMS
- LOW-MAINTENANCE YARD
- POPULAR RESIDENTIAL LOCATION

Situated within close proximity to SCARBOROUGH TOWN CENTRE is this TWO BEDROOM MID-TERRACE HOME which benefits from TWO RECEPTION ROOMS, a REAR YARD and is offered to the market with NO ONWARD CHAIN.

The house itself briefly comprises on an entrance hallway with stairs leading to the first floor landing and door to bay window lounge and a separate dining room. From the dining room lies an opening leading to the kitchen which is fitted with a range of units and a door to the rear yard. To the first floor are two bedrooms and a door from the landing provides access to a house bathroom. Outside the property is fore-courted to the front and to the rear is a low-maintenance yard.

The property is situated within a popular residential area, well positioned centrally to a wealth of amenities including local shops, supermarket, popular Gladstone Road junior school, Manor Road play park plus much more a little further away including Peasholm Park and Scarborough town centre itself.

The property would be ideal for those looking for a first time buy purchase or a rental property. Internal viewing highly recommended to appreciate this two bedroom mid-terrace home. To arrange a viewing, please contact CPH Property Services today on 01723352235 or visit our website www.cphproperty.co.uk





ACCOMMODATION:

GROUND FLOOR

Entrance Hallway

Lounge

11'9" max into bay x 11'5"

Dining Room

11'5" x 11'5" max

Kitchen

8'10" x 5'10"

FIRST FLOOR

Landing

Bedroom One

16'8" x 10'2" max

Bedroom Two

11'5" x 10'2" max

Bathroom

8'2" x 6'10"

Details Prepared

TLPF/081222

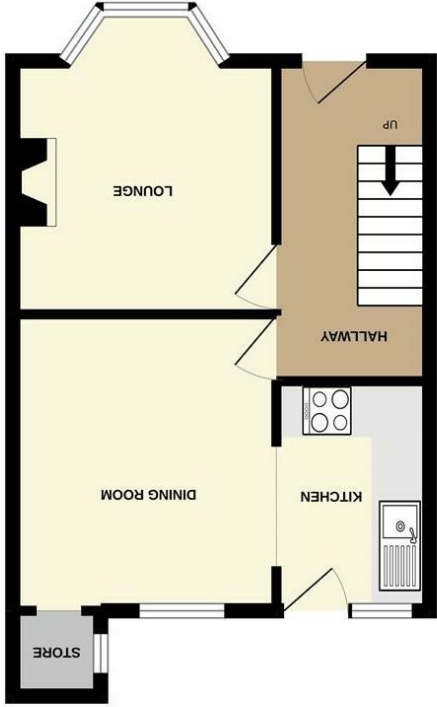


Interested? Get in touch:

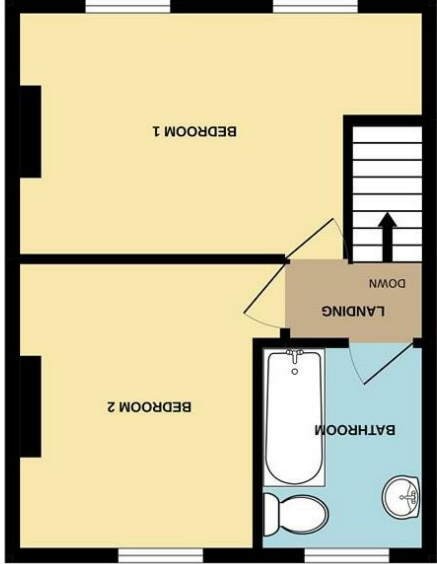
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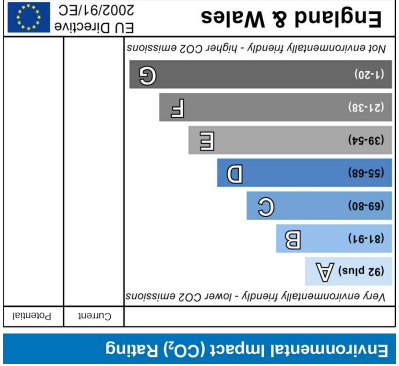
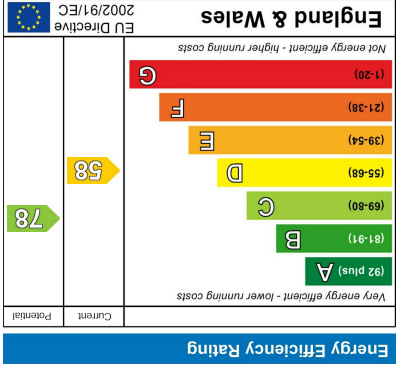
GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.1 sq.m.) approx.
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 efficiency can be given.



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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