



69 Hampton Road, Scarborough YO12 5PX
Offers In The Region Of £140,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



IDEAL FIRST TIME BUY/INVESTMENT PROPERTY, a BAY FRONTED mid-terrace house which is located centrally within Scarborough with TWO DOUBLE BEDROOMS and a LOW-MAINTENANCE REAR YARD and is offered to market with NO ONWARD CHAIN. The property benefits from GAS CENTRAL HEATING which is approximately 2 years old and DOUBLE GLAZING throughout.

In brief the accommodation comprises of; the entrance hall with stairs to the first floor, the bay fronted living and the house bathroom complete with three-piece suite. To the front of the property is a forecourt and to the rear lies a low-maintenance yard with paved seating area and gated access to the rear.

The property is well located, centrally in Scarborough and provides excellent access to a wealth of amenities including Gladstone Road School, Sainsbury's and a range of local shops on Falsgrave and Scarborough Town Centre.

If you would like to arrange a viewing, please contact our friendly team today on 01723 352235 or visit www.cphproperty.co.uk.

ACCOMODATION

GROUND FLOOR

Entrance Hall

Living Room
10'9" x 11'1" max

Dining Room
11'1" x 12'5" max

Kitchen
18'4" x 7'2" max





Store/Boiler Room
2'11" x 6'10" max

FIRST FLOOR

Bedroom 1
14'5" x 11'1" max

Bedroom 2
12'5" x 8'6" max

Bathroom
8'6" x 7'2" max

Externally

To the front of the property lies a small resin court yard. To the rear of the property lies a low maintenance private rear yard with paved seating area.

Details Prepared
AB020324



Interested? Get in touch:

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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

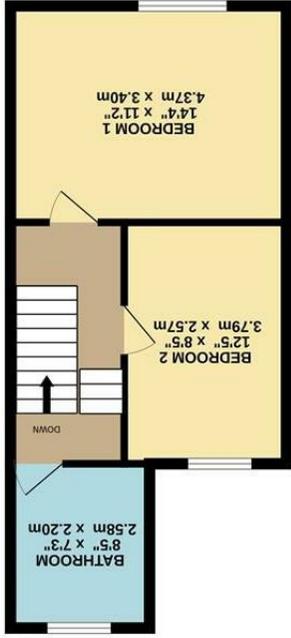


Where every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a guarantee as to their capability of efficiency can be given.

TOTAL FLOOR AREA: 877 sq.ft. (81.4 sq.m.) approx.



GROUND FLOOR (44.4 sq.m.) approx.



1ST FLOOR (39.9 sq.ft. (37.1 sq.m.) approx.

