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**CPH** ESTATE AGENTS &  
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*For over 30 years*

145b Victoria Road, Scarborough

Guide Price £120,000



## 145b Victoria Road

Scarborough, Scarborough

- CENTRALLY LOCATED SPACIOUS TWO/THREE BEDROOM FLAT
- IDEAL INVESTMENT/FIRST TIME BUY/FAMILY HOME
- NO ONWARD CHAIN
- WALKING DISTANCE TO TOWN & TRAIN STATION
- WELL PRESENTED THROUGHOUT

We are delighted to present this centrally located two/three bedroom flat, an ideal investment opportunity or perfect for first-time buyers/family home. Boasting a prime location with no onward chain, this property is conveniently placed within walking distance to both the town centre and train station.

Upon entering, you are greeted by a well-presented interior, exuding charm and character throughout. The layout of this flat offers versatility, with the option for a third bedroom or a dining room to suit your needs. The main living areas are light and airy, creating a welcoming ambience that makes it feel like home. The property has double glazing and gas central heating.

The modern kitchen is the heart of the home, featuring ample space for dining. The bedrooms are spacious and comfortable, providing a retreat at the end of the day. Perfectly suited for those looking for a convenient lifestyle and well-connected living, this flat is a must-see for anyone seeking a new place to call home. Don't miss out, schedule a viewing today!

To arrange a viewing please contact our friendly team on

01723 352235



or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).





## ACCOMMODATION

### Communal Entrance Hall

Entrance door, access to apartment:

### Utility Room

Dimensions: 7' 10" x 3' 3" (2.40m x 0.98m). Plumbing for washing machine, space for dryer, window to side.

### First Floor

#### Lounge

Dimensions: 14' 2" max x 14' 3" (4.31m x 4.34m). Window to front, electric wall mounted fire.

#### Dining Room / Bedroom Three

Dimensions: 13' 1" x 11' 1" (3.98m x 3.38m). Window to rear.

#### Kitchen

Dimensions: 10' 9" x 6' 0" (3.27m x 1.84m). Newly fitted range of modern wall and base units with work surfaces over, stainless steel sink, range of integral appliances including electric fan assisted oven, hob and extractor over, cupboard housing boiler, window to front.

### Second Floor

#### Bedroom One

Dimensions: 14' 3" x 11' 3" max (4.35m x 3.43m). Window to front.

#### Bedroom Two

Dimensions: 12' 9" x 11' 1" (3.89m x 3.38m). Window to rear.

#### Bathroom

Dimensions: 10' 9" max x 6' 10" (3.28m x 2.08m). White suite comprising of wash hand basin and bath with electric shower over, window to front, cupboard.

#### Separate W.C

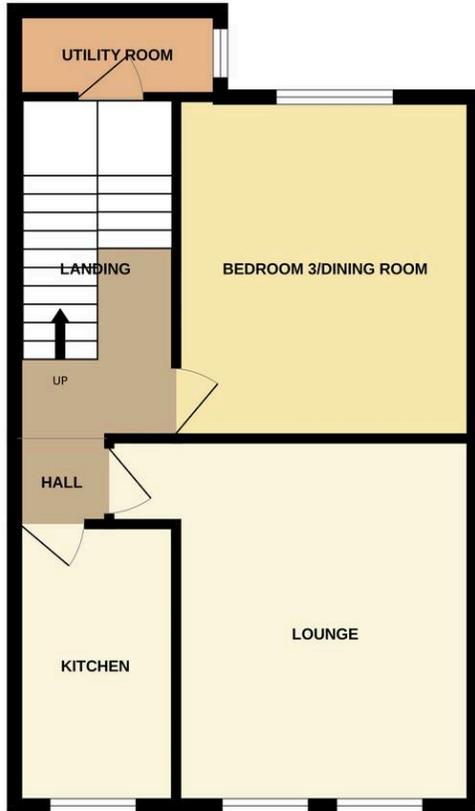
With wash hand basin.

#### Tenure/Maintenance

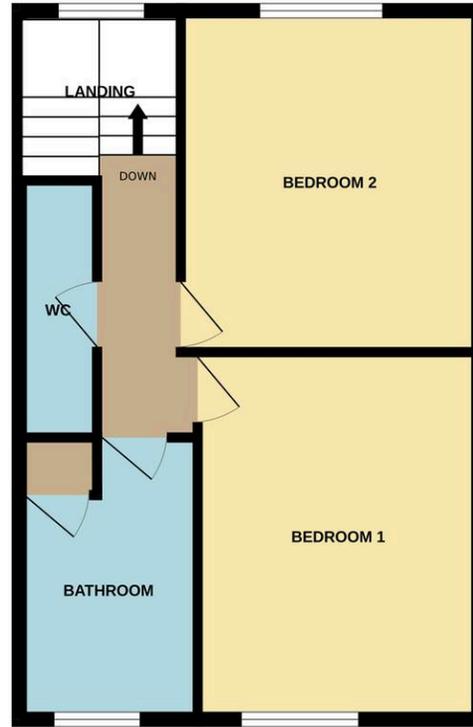
We have been informed that the property is Freehold with a deed of covenant in place with the ground floor apartment covering any maintenance issues that may arise. This Property also benefits from having no restrictions.



FIRST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



SECOND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 991 sq.ft. (92.1 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 operability or efficiency can be given.  
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## Interested?

Contact our friendly team today  
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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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