



CPH

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

3 Nelson Street, Scarborough

Guide Price £130,000



## 3 Nelson Street

Scarborough, Scarborough

- Well presented Home
- Spacious dining area
- Modern kitchen
- Set over three floors with 3 bedrooms
- Contemporary bathroom with shower
- Private rear decked patio area for entertaining
- Must be viewed, by appointment only

We are delighted to present this charming three-bedroom terraced house, beautifully finished with a distinct lavender facade and stylish street planters for added kerb appeal. Inside, the property boasts two inviting reception rooms, each enhanced by elegant wooden flooring, tasteful decor, and the warm ambience created by decorative fireplaces. The spacious dining area flows seamlessly into a modern fitted kitchen, wooden countertops, unique patterned tiles, making it the heart of the home and ideal for family gatherings or entertaining guests. Each bedroom is filled with natural light, featuring wooden flooring and thoughtful touches such as decorative wall shelving and a bright skylight, creating comfortable retreats for relaxation. The contemporary bathroom offers both style and practicality with modern tiling and a versatile bath with shower screen. Outside, a private decked patio provides a tranquil space for outdoor dining and entertaining. With convenient on-street parking and a welcoming urban setting, this home is perfect for those seeking both style and comfort. Early viewing is highly recommended to fully appreciate all this delightful home has to offer.





**Hallway**

3' 3" x 2' 11" (1.00m x 0.90m)

**Living room**

12' 10" x 10' 10" (3.90m x 3.30m)

**Dining room**

14' 1" x 10' 10" (4.30m x 3.30m)

**Kitchen**

9' 10" x 6' 3" (3.00m x 1.90m)

**Bedroom 1**

12' 10" x 10' 10" (3.90m x 3.30m)

**Bedroom 2**

11' 2" x 8' 6" (3.40m x 2.60m)

**Bedroom 3**

13' 5" x 11' 2" (4.10m x 3.40m)

**Bathroom**

6' 3" x 5' 3" (1.90m x 1.60m)

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

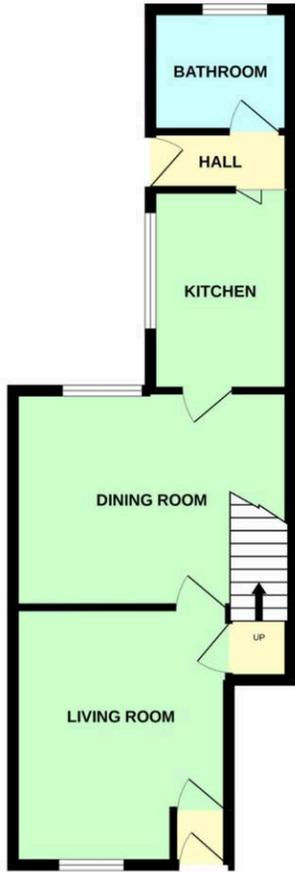
EPC Environmental Impact Rating: E

Please Note.

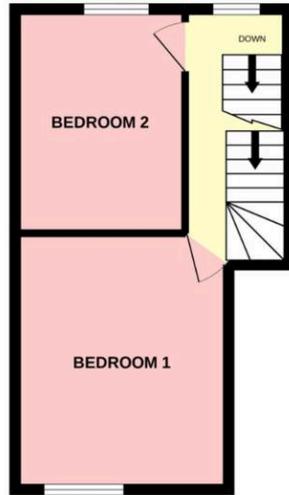
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



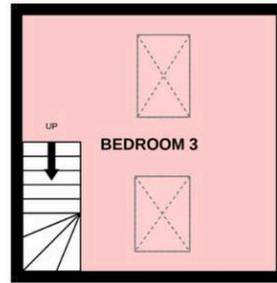
GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



2ND FLOOR  
184 sq.ft. (17.1 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 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?

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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