



CPH

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*For over 30 years*

97 Cross Lane, Scarborough  
Offers in Region of £120,000



## 97 Cross Lane

Scarborough, Scarborough

- TWO BEDROOM GROUND FLOOR FLAT
- NO ONWARD CHAIN
- OFF-STREET PARKING
- POPULAR NORTH SIDE LOCATION

We are delighted to present this charming two-bedroom ground floor flat in a popular north side location, available with no onward chain. This elegant property boasts a well-thought-out layout, offering a comfortable and inviting living space. The kitchen is well designed and offers ample storage space, ideal for culinary enthusiasts. The living area is the heart of the home, perfect for modern living and entertaining guests. The two bedrooms are generously sized with the master benefiting from a built in wardrobe, both bedrooms have large windows which floods the rooms with natural light. The property benefits from off-street parking, adding a convenient touch.

Situated in a sought-after north side location, this flat is within easy reach of local amenities, schools, and transport links. Perfect for individuals or couples seeking a peaceful lifestyle in a vibrant community. Whether you're a first-time buyer or looking to downsize, this property offers a stylish and comfortable living space. Don't miss out on this fantastic opportunity, book your 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:

### GROUND FLOOR

#### Hallway

16' 5" x 13' 5" (5.00m x 4.10m)

#### Lounge

14' 9" x 10' 10" (4.50m x 3.30m)

#### Kitchen

11' 6" x 8' 6" (3.50m x 2.60m)

#### Bedroom One

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

#### Bedroom Two

8' 2" x 7' 7" (2.50m x 2.30m)

#### Shower Room

8' 2" x 4' 11" (2.50m x 1.50m)

### OTHER:

#### Tenure/Maintenance

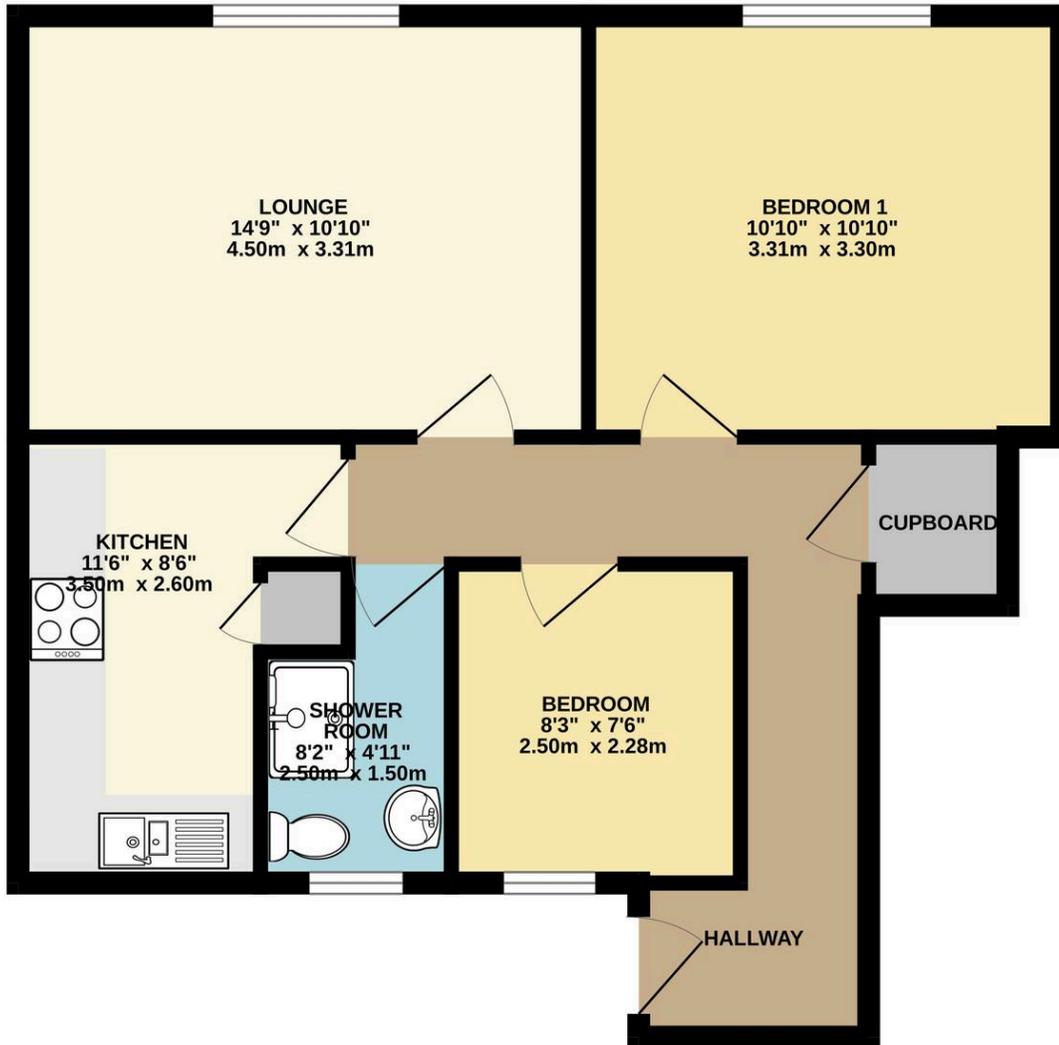
To be confirmed.

### HMRC DISCLAIMER:

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  
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.3 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