



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

81 Caledonia Street, Scarborough
Offers in Region of **£140,000**



- Well presented Victorian Family home located in a popular residential area
- Generous Through Lounge Diner with opening to a modern kitchen, and separate utility room.
- Two Double bedrooms and a further third single bedroom
- Generous bathroom with bath and separate shower
- Neutral decor throughout and the property has recently has new floor coverings fitted
- Gas heated via modern combination boiler and double glazed windows
- Rear yard area with handy garden shed
- Offered with vacant possession and no onward chain

We are delighted to present this well-presented three-bedroom Victorian mid-terraced family home, ideally situated in a popular residential area. The property impresses with its generous through lounge diner, offering a versatile living and entertaining space that seamlessly opens into a modern kitchen, complemented by a separate utility room for added convenience. Upstairs, you will find two spacious double bedrooms and a further single bedroom, all benefiting from neutral décor, ensuring a fresh and inviting atmosphere throughout. The generous bathroom is a standout feature, boasting both a bath with a shower over, ideal for family living. Modern comforts include gas central heating via a modern combination boiler and double-glazed windows, enhancing energy efficiency and comfort. Offered with vacant possession and no onward chain, this charming Victorian home is perfect for families or professionals seeking a move-in ready property in a sought-after location. Early viewing is highly recommended to fully appreciate all this delightful home has to offer. Call our friendly team on 01723 352235





Hallway

Lounge

10' 6" x 10' 10" (3.20m x 3.30m)

Dining Room

10' 6" x 11' 10" (3.20m x 3.60m)

Kitchen

7' 3" x 8' 10" (2.20m x 2.70m)

Utility Room

3' 7" x 7' 3" (1.10m x 2.20m)

Bedroom 1

11' 10" x 12' 10" (3.60m x 3.90m)

Bedroom 2

9' 10" x 9' 10" (3.00m x 3.00m)

Bedroom 3

10' 6" x 10' 6" (3.20m x 3.20m)

Bathroom

7' 7" x 11' 2" (2.30m x 3.40m)

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

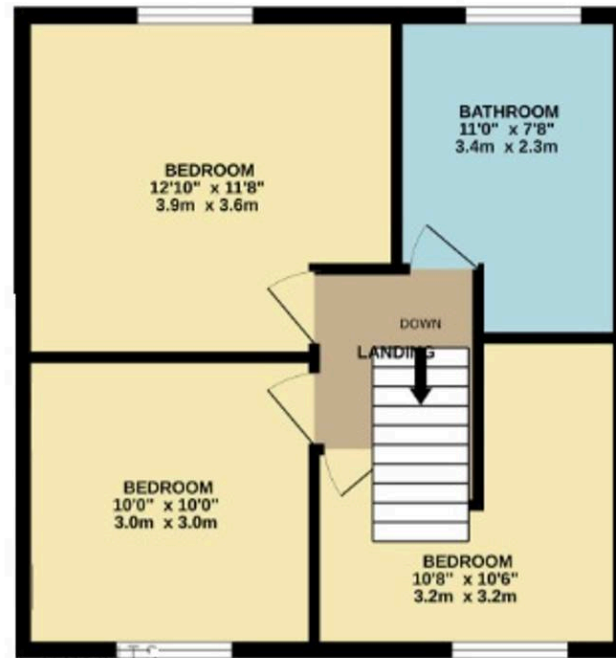
EPC Environmental Impact Rating: D



GROUND FLOOR



1ST FLOOR



Interested?

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

With you every step of the way



Sales, Lettings & Commercial
 ESTATE AGENTS & CHARTERED SURVEYORS
 19 St. Thomas Street, Scarborough YO11 1DY



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