



**CPH**

ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

17a Spring Bank, Scarborough  
Fixed Price £140,000



## 17a Spring Bank

Scarborough, Scarborough

- THREE BEDROOM TERRACE FAMILY HOME
- PRIVATE REAR YARD & GARDENS
- POPULAR CENTRAL LOCATION WITHIN WALKING DISTANCE TO FALSGRAVE, TRAIN STATION & TOWN
- IDEAL FIRST TIME BUY/INVESTMENT
- TWO RECEPTION ROOMS & LARGE FAMILY KITCHEN

We are delighted to present this charming three-bedroom terrace family home, ideally situated in a popular central location within walking distance to Falsgrave, the train station, and the town centre.

This inviting property offers a spacious and versatile layout and is awaiting its next owner to add their own personalisation, featuring two well-proportioned reception rooms that provide ample space for both relaxing and entertaining. The large family kitchen forms the heart of the home, offering generous workspace and storage, perfect for modern family living or keen home cooks. Each of the three bedrooms is thoughtfully arranged to maximise comfort and practicality, making this an ideal choice for growing families, first time buyers, or investors seeking a well-connected address. The property's interior is bright and welcoming, with a sense of warmth and character throughout. Additional convenience comes from its proximity to local amenities, schools, and excellent transport links, ensuring daily life is both easy and enjoyable.

This is a fantastic opportunity to secure a well-maintained home in a sought-after location. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.

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

#### Living Room

9' 6" x 11' 2" (2.90m x 3.40m)

#### Dining Room

10' 6" x 11' 2" (3.20m x 3.40m)

#### Kitchen

20' 4" x 6' 3" (6.20m x 1.90m)

### FIRST FLOOR

#### Bedroom 1

13' 1" x 14' 9" (4.00m x 4.50m)

#### Bedroom 2

11' 2" x 9' 10" (3.40m x 3.00m)

#### Bedroom 3

7' 7" x 11' 6" (2.30m x 3.50m)

#### Bathroom

8' 10" x 6' 7" (2.70m x 2.00m)

### Externally

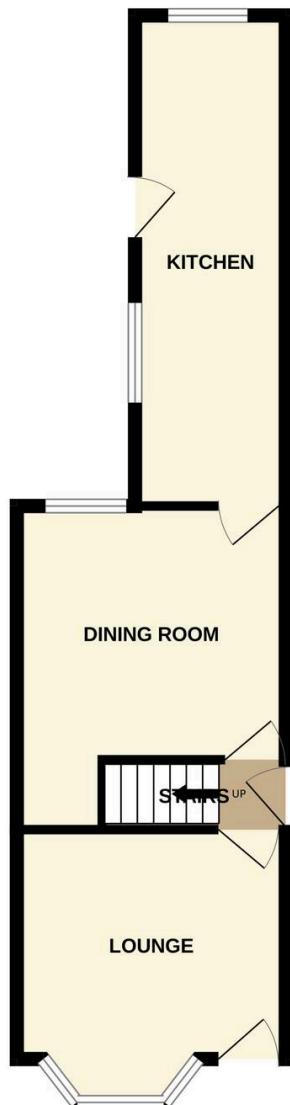
To the rear of the property lies a low maintenance and private rear garden which is multi-tiered and features a decked seating area, planted garden and storage shed/workshop.

### Details Prepared

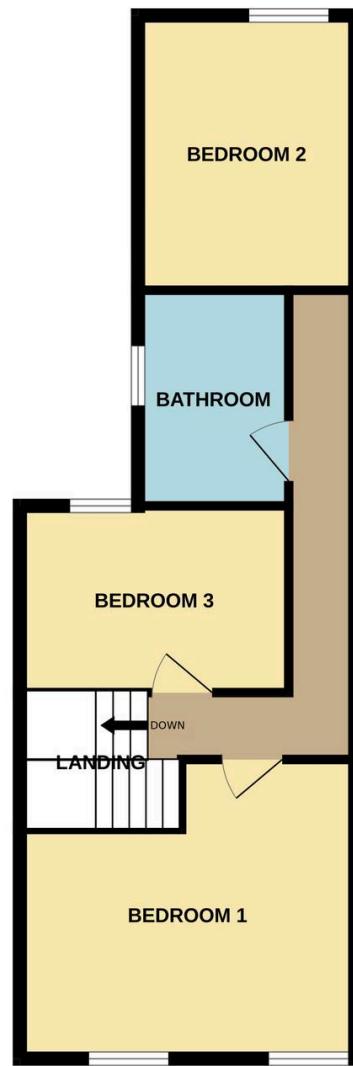
AB140126



GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 894 sq.ft. (83.1 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@acphproperty.co.uk](mailto:sales@acphproperty.co.uk)

With you every step of the way



## Sales, Lettings & Commercial

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