



**CPH**

ESTATE AGENTS &  
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*For over 30 years*

2 Caledonia Street, Scarborough  
Offers Over £160,000



- Imposing Four Bedroom End-Terrace Home
- In Excellent Decorative Order with Modern Kitchen/Bathroom
- Low-Maintenance Rear Yard
- Offered to the market with No Onward Chain
- Set over Three Floors with a Spacious Open Plan Lounge/Dining Room
- Popular Residential Location within proximity to Falsgrave and the Town Centre

We are delighted to present this imposing four bedroom end-terrace home, beautifully arranged over three floors and offered to the market with no onward chain. Situated in a popular residential location within easy reach of Falsgrave and the town centre, this property is in excellent decorative order throughout, providing an inviting and contemporary living environment.

The heart of the home is the spacious bay fronted open plan lounge and dining room, perfect for both relaxing and entertaining, with abundant natural light enhancing the sense of space. The modern kitchen is thoughtfully designed to meet the needs of family life, featuring stylish fittings and ample storage. Each of the four bedrooms is well-proportioned, offering versatility for family living, guest accommodation or a dedicated home office. The sleek, modern bathroom continues the high standard of finish found throughout the property, ensuring comfort and convenience for all residents.

This home is ideally suited to a range of buyers seeking a move-in ready property in a well-connected location, with excellent access to local amenities, schools and transport links. Early viewing is highly recommended to fully appreciate the quality and generous proportions of this impressive home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





## GROUND FLOOR

### Entrance Hallway

### Lounge

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

### Dining Room

10' 10" x 9' 10" (3.30m x 3.00m)

### Kitchen

7' 10" x 5' 7" (2.40m x 1.70m)

## FIRST FLOOR

### Landing

10' 2" x 8' 6" (3.10m x 2.60m)

### Bedroom One

14' 1" x 9' 10" (4.30m x 3.00m)

### Bedroom Two

10' 2" x 8' 6" (3.10m x 2.60m)

### Bathroom

7' 3" x 5' 7" (2.20m x 1.70m)

## SECOND FLOOR

### Landing

10' 2" x 5' 3" (3.10m x 1.60m)

### Bedroom Three

13' 9" x 9' 10" (4.20m x 3.00m)

### Bedroom Four

10' 2" x 8' 2" (3.10m x 2.50m)

## HMRC INFORMATION:

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.



## 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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19 St. Thomas Street, Scarborough YO11 1DY



[rightmove](http://rightmove.co.uk)  [Zoopla.co.uk](http://zoopla.co.uk)  [PrimeLocation.com](http://Primalocation.com)

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



TOTAL FLOOR AREA: 871 sq.ft. (81.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal features are approximate. The 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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