



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

55 Hampton Road, Scarborough

Guide Price £134,500



## 55 Hampton Road

Scarborough, Scarborough

- TWO BEDROOM TERRACED HOME
- IDEAL FIRST TIME BUY/BUY TO LET
- GREAT DECORATIVE ORDER - MODERN KITCHEN & BATHROOM
- LOW-MAINTENANCE REAR YARD
- POPULAR RESIDENTIAL LOCATION
- OFFERED WITH NO ONWARD CHAIN

CPH are delighted to be presenting to the market this TWO BEDROOM TERRACED HOME which would make an IDEAL FIRST TIME BUY/BUY TO LET property is offered to the market in GREAT DECORATIVE ORDER with a MODERN KITCHEN & BATHROOM, TWO RECEPTION ROOMS and a LOW-MAINTENANCE REAR YARD.

In brief the accommodation comprises of; bay fronted lounge, separate dining room with built-in storage and a modern kitchen fitted with a range of units and a door out to the rear yard. To the first floor of the property lies a landing, two double bedrooms and a modern house bathroom. Externally, to the rear of the property lies a low-maintenance rear yard with a brick built store.

The property is well located, centrally in Scarborough and provides excellent access to a wealth of amenities including Gladstone Road School, Sainsbury's and a range of local shops on Falsgrave and Scarborough Town Centre.

If you would like to arrange a viewing, please contact our friendly team today.

Council Tax band: A





## GROUND FLOOR

### Entrance Hallway

### Lounge

13' 5" x 10' 2" (4.10m x 3.10m)

### Dining Room

12' 2" x 11' 2" (3.70m x 3.40m)

### Kitchen

9' 2" x 6' 11" (2.80m x 2.10m)

## FIRST FLOOR

### Landing

12' 6" x 4' 11" (3.80m x 1.50m)

### Bedroom 1

14' 1" x 11' 2" (4.30m x 3.40m)

### Bedroom 2

12' 2" x 8' 10" (3.70m x 2.70m)

### Bathroom

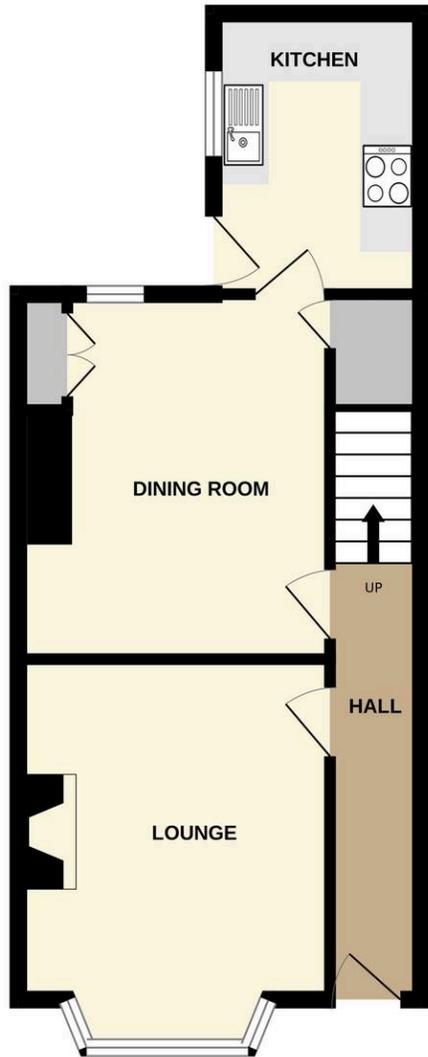
9' 2" x 6' 11" (2.80m x 2.10m)



## HMRC

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



1ST FLOOR



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