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CHARTERED SURVEYORS  
*For over 30 years*

16 Caledonia Street, Scarborough

Guide Price £140,000



## 16 Caledonia Street

Scarborough, Scarborough

- TWO BEDROOM MID-TERRACE HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERN OPEN PLAN BREAKFAST KITCHEN/DINER
- UTILITY ROOM & REAR YARD
- IDEAL FIRST TIME BUY/BUY TO LET HOME
- POPULAR RESIDENTIAL LOCATION

We are delighted to present this beautifully presented two bedroom mid-terrace home, ideally positioned in a popular residential location and perfectly suited to first time buyers or those seeking a buy to let opportunity.

The property welcomes you with an inviting bay fronted lounge, offering a light and airy space ideal for relaxing or entertaining guests. At the heart of the home lies a modern open plan breakfast kitchen and dining area, thoughtfully designed to provide a sociable and functional environment for every-day living. A separate utility room adds valuable convenience, ensuring household tasks are easily managed. Upstairs, you will find two generously proportioned double bedrooms, each offering comfortable accommodation with ample space for furnishings. The stunning house bathroom features an impressive, stunning four piece suite, combining both style and practicality to create a luxurious setting for relaxation.

This charming home is set within a sought-after neighbourhood, providing excellent access to local amenities, schools, and transport links. Early viewing is highly recommended to fully appreciate the quality and appeal of this delightful property - contact us today to arrange your viewing.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





## GROUND FLOOR

### Entrance Hall

10' 10" x 5' 3" (3.30m x 1.60m)

### Lounge

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

### Breakfast Kitchen/Diner

16' 9" x 10' 10" (5.10m x 3.30m)

### Utility

11' 6" x 2' 7" (3.50m x 0.80m)

## FIRST FLOOR

### Landing

5' 11" x 3' 3" (1.80m x 1.00m)

### Bedroom One

17' 1" x 10' 2" (5.20m x 3.10m)

### Bedroom Two

11' 6" x 10' 10" (3.50m x 3.30m)

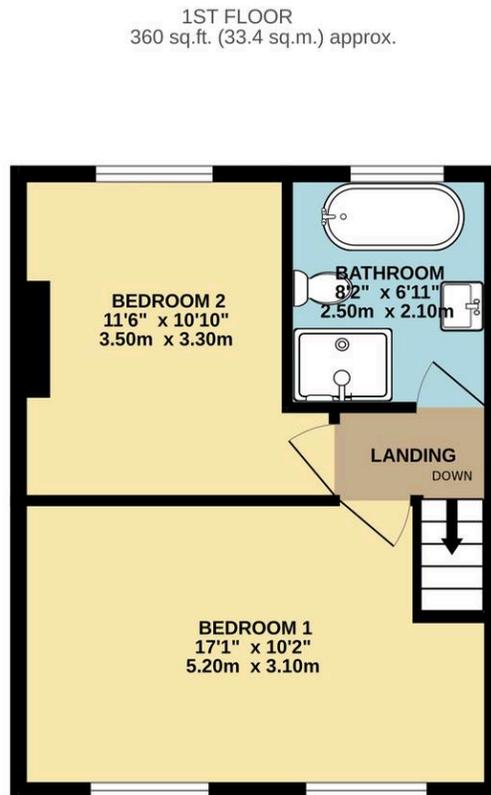
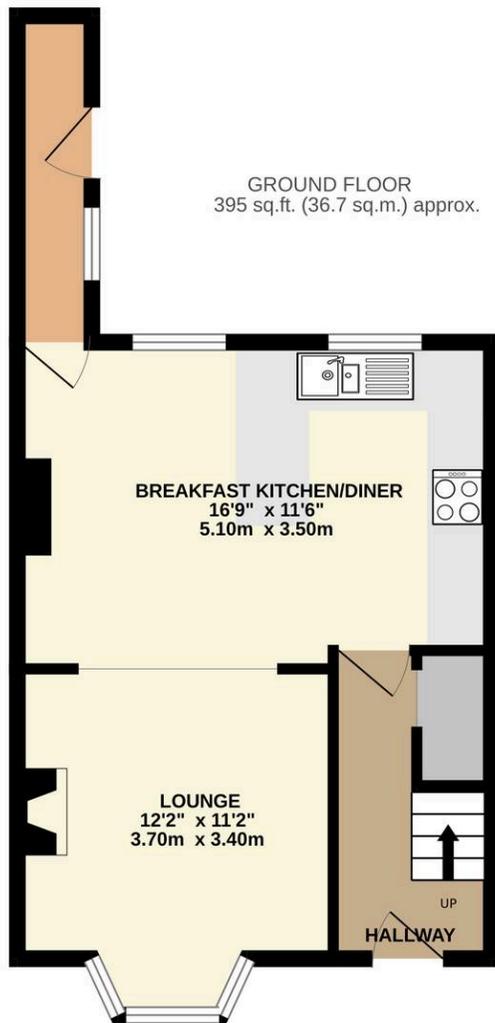
### Bathroom

8' 2" x 6' 11" (2.50m 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.





TOTAL FLOOR AREA: 755 sq.ft. (70.1 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@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