



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

31 St. Sepulchre Street, Scarborough

In Excess of £300,000



31 St. Sepulchre Street

Scarborough, Scarborough

- SPACIOUS LIVING COMPRISING OVER FOUR FLOORS PLUS BASEMENT
- LOCATED IN THE 'HEART' OF SCARBOROUGH'S OLD TOWN
- SUBSTANTIAL FIVE BEDROOM TERRACED SEASIDE HOME
- IN FANTASTIC DECORATIVE ORDER THROUGHOUT
- FEATURE MASTER BEDROOM WITH STUNNING EN-SUITE AND STUDY/WARDROBE

An IMPOSING, FIVE BEDROOM terraced home which is located a 'stone's throw' away from SCARBOROUGH'S SOUTH BAY BEACH and has been RENOVATED (approx 5 years ago) to a HIGH STANDARD throughout. The property is well-comprised over FOUR FLOORS with a BASEMENT/STORE and benefits from a FEATURE MASTER BEDROOM with a STUNNING EN-SUITE BATHROOM and a WALK-IN WARDROBE/STUDY, TWO RECEPTION ROOMS and an ATTRACTIVE YARD.

The property comprises on the ground floor; entrance vestibule, entrance hall with stairs to the first floor, lounge with a fireplace, dining room with stairs to the basement level which lies a boiler room/store and a newly fitted breakfast kitchen with a range of integral appliances and a door to a stunning decked outside space. The first floor of the property provides a spacious master bedroom with a feature four-piece en-suite bathroom and a walk-in wardrobe/study room. To the second floor of the property lies a landing with stairs to both the first and second floor, three further bedrooms and a newly fitted shower room. Furthermore, to the third floor lies a landing and a generous attic bedroom.

This property is located within the heart of





BASEMENT LEVEL

Boiler Room/Store Dimensions: 12' 6" max x 10' 2" (3.8m x 3.1m).

GROUND FLOOR

Vestibule Dimensions: 4' 11" x 3' 11" (1.5m x 1.2m).

Entrance Hall

Lounge Dimensions: 12' 6" x 11' 2" (3.8m x 3.4m).

Dining Room Dimensions: 12' 2" x 11' 6" (3.7m x 3.5m).

Breakfast Kitchen Dimensions: 16' 5" x 6' 7" (5.0m x 2.0m).

FIRST FLOOR

Landing

Master Bedroom Dimensions: 20' 8" x 12' 6" (6.3m x 3.8m).

En-suite Dimensions: 11' 10" x 9' 2" (3.6m x 2.8m).

Study/Wardrobe Dimensions: 11' 10" x 4' 7" (3.6m x 1.4m).

SECOND FLOOR

Landing.

Bedroom Two Dimensions: 13' 1" x 12' 2" (4.0m x 3.7m).

Bedroom Four Dimensions: 12' 2" x 9' 10" (3.7m x 3.0m).

Bedroom Five Dimensions: 12' 6" x 7' 7" (3.8m x 2.3m).

Shower Room Dimensions: 11' 6" x 4' 3" (3.5m x 1.3m).

THIRD FLOOR

Landing..

Bedroom Three Dimensions: 17' 1" max x 15' 1" max (5.2m x 4.6m).

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.





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.
 Made with Metropix ©2021

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



rightmove Zoopla.co.uk PrimeLocation.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