



37 Peasholm Drive

Peasholm, Scarborough, YO12 7NA

Guide Price £350,000



We are delighted to bring to the market this 4 BEDROOM DETACHED house on Peasholm Drive in the heart of the North Bay, close to the multitude of amenities the area has to offer, the North Bay, its many eateries, scenic coastline, the Open Air Theatre and Peasholm Park itself, not to mention close links to the town centre and transport links.

When briefly described the property comprises lounge, dining room, modern kitchen, utility room and downstairs shower room. Upstairs there are 4 bedrooms and a family bathroom. With off road parking, the property also benefits from a garage, solar panels and recently installed gas central heating boiler.

In our opinion, this is a beautiful house that has modern styling with a nod to its heritage and we highly recommend a viewing at your earliest convenience. Please call our friendly sales team on 01723 350077



Front Entrance
Doors leading to Inner Lobby

Hallway
Overhead light, coving, picture rail and panelled walls. Wood flooring.

Lounge 16'9" x 12'5" (5.13 x 3.81)
Bay fronted window overlooking the front of the property and side facing window Overhead light, coving and picture rail. Feature fireplace and tiled hearth with wood burning stove. Wooden flooring

Dining Room 14'6" x 12'5" (4.44 x 3.79)
Overhead light, coving, picture rail and radiator. Fireplace. UPVC doors with side windows, leading to rear garden.

Kitchen 15'7" x 11'7" (4.77 x 3.55)
With modern wall, base and drawer units. co-ordinating worktop with tiled splashback and stainless steel sink. Integrated appliances; dishwasher, microwave, fridge/freezer, double oven and induction hob with stainless steel extractor fan over. The kitchen also benefits from a hot water tap system, overhead spotlights, vinyl tiled flooring and UPVC windows overlooking the rear.

Utility Room 6'1" x 5'11" (1.87 x 1.82)
Range of wall and base units with co-ordinating worktop, stainless steel sink and tiled splashback. Space for automatic washing machine and tumble dryer. UPVC door giving access to the side of the property.

Shower Room 6'1" x 5'0" (1.87 x 1.54)
Walk in shower enclosure with glass screen and electric shower. WC and handbasin. Overhead spotlights, vinyl tiles and tiled walls.

Bedroom 1 15'2" x 13'5" (4.64 x 4.11)
Front facing UPVC window, overhead light and picture rail, fitted wardrobe and radiator. Wooden flooring.

Bedroom 2 14'5" x 12'4" (4.41 x 3.78)
Rear facing UPVC window, fitted wardrobe, overhead light and radiator. Wooden flooring.

Bedroom 3 11'0" x 9'4" (3.37 x 2.87)
Rear facing UPVC window, overhead light, picture rail, radiator and fitted wardrobe and wooden flooring.

Bedroom 4 18'5" x 6'2" (5.63 x 1.9)
Single bedroom currently used as office, with window overlooking the rear and velux window/skylight.

Bathroom
Modern bathroom suite with bar mixer shower over bath, and fitted vanity unit. Part tiled, laminate flooring, spotlights and heated tiled rail. UPVC window overlooking the front of the property.

Loft
Large space, fully boarded with Velux windows.

Outside
With gated access to paved driveway, borders and lawn at the front.
To the rear of the property, the outside has hard landscaped patio areas, a small lawn and borders.

Garage 11'5" x 10'4" (3.5 x 3.16)
With power and light. Housing solar panel and battery system, large storage area for potential workshop.

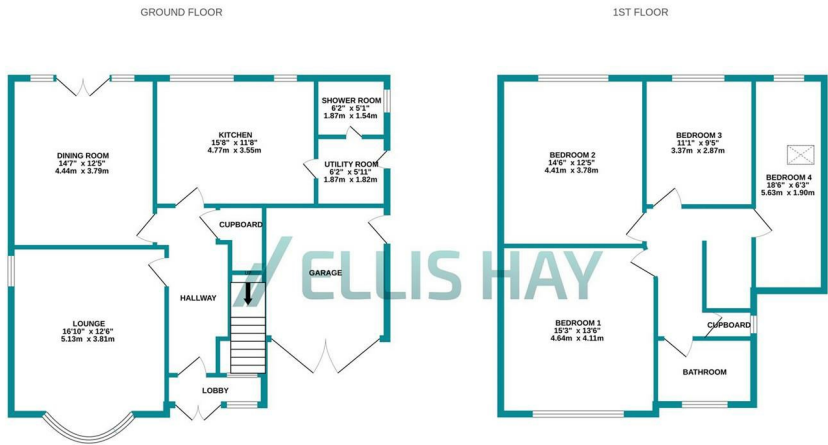
Directions
What Three Words
lively.figure.nerve

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: E
Tenure: Freehold



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 guidance 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 is given as to their operability or efficiency can be given.
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