

Peasholm Rise, Scarborough

Guide Price £325,000



**IMMACULATE THREE BEDROOM~~THREE RECEPTION
ROOMS~~KITCHEN PLUS UTILITY~~TWO BATHROOMS~~DOUBLE
GLAZING/CENTRAL HEATING~~GATED OFF STREET PARKING~~GARDEN
& PATIO~~VERY CLOSE NORTH BAY & PEASHOLM~~FAMILY
HOME/HOLIDAY/AIR BnB~~NO ONWARD CHAIN. ~~CAN BE BOUGHT
FULLY FURNISHED.**

Entrance Hall

Original door to the front aspect, balustrade staircase leading to the first floor landing and stairs down leading to the games room, radiator and power points.

Lounge 4.90m x 3.90m - 16'0" x 12'10"

Two UPVC double glazed windows to the side and UPVC double glazed to the front aspect, feature fireplace with gas coal effect fire, TV point, radiator and power points.

Dining Room 4.00m x 2.90m - 13'1" x 9'7"

UPVC double glazed window to the front aspect, feature fireplace radiator and power points.

Sitting Room 4.90m - 3.60m - 16'0" x 11'9"

UPVC double glazed windows to the front and side aspect, ornate feature fireplace, TV point, floor to ceiling storage cupboard, radiator and power points.

Inner Hallway

Access to the kitchen and bathroom, utility area with plumbing for a washing machine, power point.

Kitchen 3.40m x 2.30m x 11'3" x 7'8"

UPVC double glazed window to the rear aspect with views of Peasholm Park, range of wall and base units with butcher style work surface, sink and drainer, integrated electric oven with four ring induction hob, extractor hood, space for under the counter fridge and space for under the counter freezer, vertical radiator, power points.

Bathroom

Two UPVC double glazed windows to the rear aspect, white three piece suite comprising of low flush WC, vanity wash hand basin, panel enclosed bath with shower over, extractor fan and radiator.

Half Landing

Balustrade staircase to the first floor landing, access to bedroom three, Two UPVC double glazed windows to the rear aspect,

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Bedroom Three 4.90m x 3.90m - 16'0" x 12'8"

UPVC double glazed windows to the front and side aspects, ornate feature fireplace, radiator and power points.

First Floor landing

UPVC double glazed windows to the front aspect, radiator and power points.

Bedroom One 4.00m x 3.60m - 13'2" x 11'9"

UPVC double glazed window to the front and side aspect, fitted sliding wardrobes, ornate feature fireplace, radiator and power points.

En Suite

UPVC double glazed window to the side aspect, modern white three piece suite comprising of low flush WC, wash hand basin, fully tiled shower cubicle, extractor fan, radiator.

Bedroom Two 4.00m x 2.90m - 13'2" x 9'8"

UPVC double glazed window to the front aspect, ornate feature fireplace, radiator and power points.

Games Room 4.40m x 3.60m - 14'4" x 11'8"

Windows to the rear and side aspect, door to the rear aspect giving access to the patio area and parking spaces. Currently used as a games room, radiator and power points.

Outside Storage Room 7.00m x 2.50m - 23'0" x 8' 2"

Two UPVC double glazed windows to the rear aspect, sink and drainer, plumbing for a washing machine and housing the gas combi boiler, ideal storage for bikes, surf boards etc.

Rear Garden

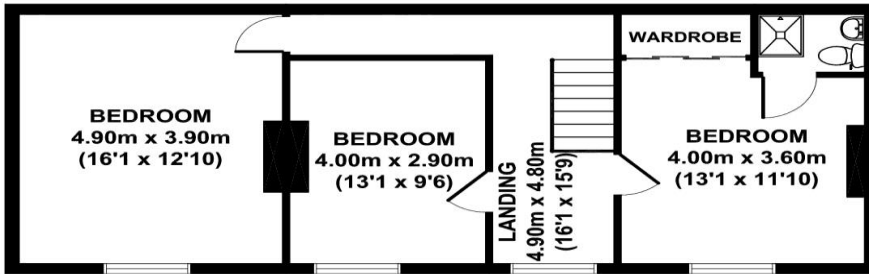
Raised patio and raised flower beds, steps down to the secure off street parking for up to two vehicles, with double gates, access off Columbus Ravine.

Front

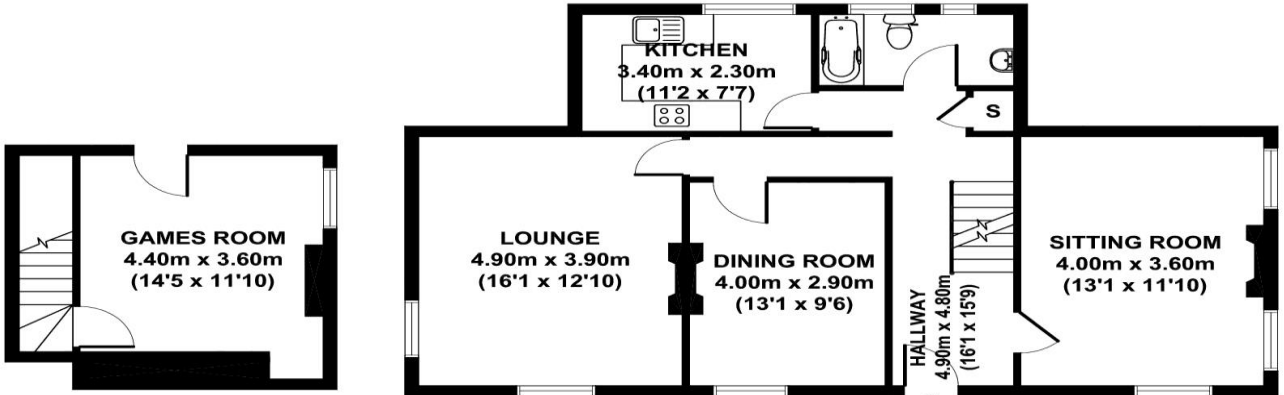
Front of Peasholm Rise is flush to the pavement from Peasholm Road

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FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 60 SQ M



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 17 SQ M

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 76 SQ M

PEASHOLM RISE

APPROX. GROSS INTERNAL FLOOR AREA 153 SQ M / 1647 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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