



51 Royal Avenue, Scarborough YO11 2LS  
Price Guide £425,000

CPH  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- SUBSTANTIAL FIVE BEDROOM SEMI-DETACHED HOME
- ARRANGED OVER THREE FLOORS
- THREE RECEPTION ROOMS AND UTILITY ROOM
- LAWNED GARDENS AND OFF-STREET PARKING SPACE
- POPULAR SOUTH CLIFF/VALLEY LOCATION

CPH are delighted to be presenting to the market this SUBSTANTIAL FIVE BEDROOM SEMI-DETACHED HOME which is well laid out over THREE FLOORS with TWO RECEPTION ROOMS, a UTILITY ROOM/DOWNSTAIRS WC, TWO BATHROOMS, a LAWNED GARDEN and OFF-STREET PARKING.

The internal living accommodation comprises in brief on the ground floor; entrance vestibule and hallway with lower level wc and stairs to the first floor, a bay fronted living room, a separate dining room and further family room with a bay window to the rear which includes patio doors to a private courtyard, kitchen fitted with a range of units and a further utility room and sunroom to the side of the property. To the first floor of the property lies a landing with further stairs to the second floor, three double bedrooms including master bedroom and en-suite. To the second floor landing lie two further double bedrooms and the house bathroom.

The property also has the added benefit of a garden laid mainly to lawn with three paved seating areas and an off-street parking space.

The property occupies an enviable position on a popular tree lined Avenue just off Ramshill Road, near to a wealth of amenities and attractions and is only a 'short' walk from the town centre itself and close to Scarborough's South Bay and Spa complex.

Viewing does come highly recommended and can be arrange via our friendly team in the office on 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)







ACCOMMODATION:

GROUND FLOOR

Entrance Vestibule  
6'8" x 7'0" max

WC  
3'11" x 3'4" max

Hallway  
11'5" x 9'6" max

Living Room  
20'0" x 15'7" max

Dining Room  
12'11" x 11'2" max

Family Room  
16'4" x 13'8" max

Kitchen  
9'3" x 12'7" max

Utility Room  
3'11" x 8'2" max

Sunroom  
13'1" x 8'6" max

FIRST FLOOR

Landing  
8'5" x 3'3" max

Bedroom 1  
16'10" x 12'7" max

En-suite  
6'3" x 10'4" max

Bedroom 2  
16'3" x 13'9" max

Bedroom 3  
12'8" x 11'3" max

SECOND FLOOR

Landing  
5'10" x 7'11" max

Bedroom 4  
13'6" x 15'4" max

Bedroom 5  
16'4" x 13'8" max

Bathroom  
10'0" x 11'3" max

Externally

To the front of the property lies a block paved driveway and front gardens. To the side and rear of the property are two private paved seating areas which can be accessed through the family room and sunroom. To the rear of the property lies a tiered rear garden laid mainly to lawn which includes a further paved seating area to the rear and a storage shed.

Details Prepared  
ABAB/061123

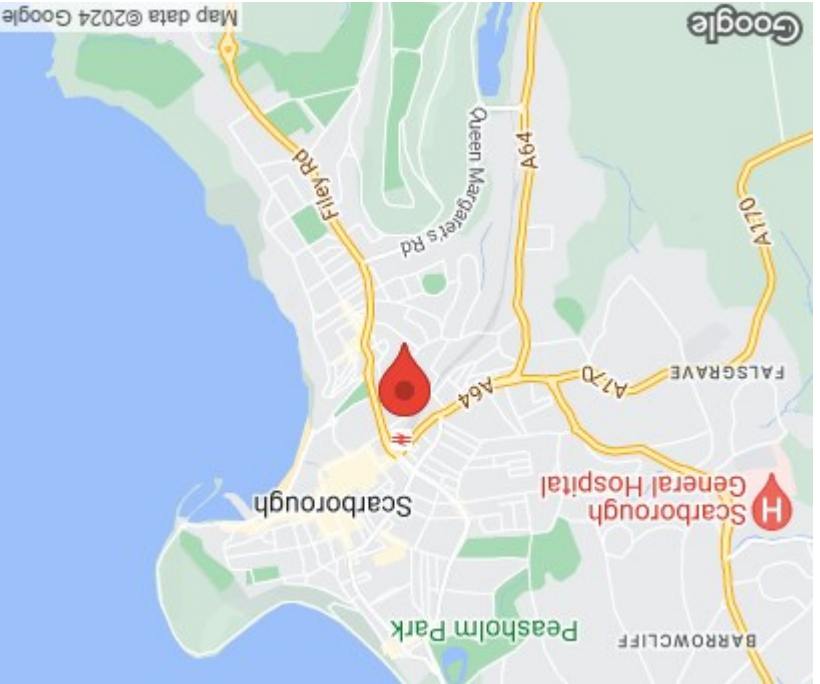


NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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



England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(g2 plus) A
	(g1-g1) B
	(g0-g0) C
	(f5-f8) D
	(f3-f4) E
	(f1-f3) F
Not environmentally friendly - higher CO <sub>2</sub> emissions	(f1-f0) G
Current	
Potential	

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(g2 plus) A
	(g1-g1) B
	(g0-g0) C
	(f5-f8) D
	(f3-f4) E
	(f1-f3) F
	(f1-f0) G
Current	40
Potential	41



**Floor 2**

Bedroom 1: 10.6 x 11.8m  
 Bedroom 2: 10.6 x 11.8m  
 Landing: 3.0 x 3.4m

**Ground Floor**

Living Room: 6.10 x 6.75m  
 Dining Room: 4.09 x 4.19m  
 Kitchen: 2.63 x 3.68m  
 Sunroom: 1.97 x 2.00m  
 Laundry Room: 1.50 x 2.09m  
 WC: 1.21 x 1.02m

**Floor 1**

Bedroom 1: 10.6 x 11.8m  
 Bedroom 2: 10.6 x 11.8m  
 Landing: 3.0 x 3.4m

**GRAFF 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/5ft)

Excluding balconies and terraces

Approximate total area:  
 2566.26 ft<sup>2</sup>  
 238.41 m<sup>2</sup>  
 43.33 ft<sup>2</sup>  
 4.03 m<sup>2</sup>  
 Reduced headroom