



6 Cleveland Avenue, Scarborough YO12 6DB
Offers Over £290,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- WELL PRESENTED DETACHED FAMILY HOME
- THREE BEDROOMS
- AMPLE OFF-STREET PARKING
- LOW-MAINTENANCE GARDEN
- SUN ROOM
- EXCELLENT DECORATIVE ORDER
- POPULAR NEWLANDS LOCATION

THIS THREE BEDROOM DETACHED FAMILY HOME is offered to the market in EXCELLENT ORDER throughout. The property benefits from a DRIVEWAY for AMPLE PARKING, SUN ROOM and LOW-MAINTENANCE GARDENS. Well located within the POPULAR NEWLANDS AREA.

The accommodation itself briefly comprises of an entrance hall with stairs leading to the first floor landing and doors to a bay fronted lounge and generous modern breakfast kitchen to the rear with further double patio doors leading out to the conservatory providing an ideal entertaining space. To the first floor are two double bedrooms plus a third box room and a modern recently fitted modern house bathroom fitted with a white three piece suite. Outside the property benefits from a gravelled driveway providing off street parking for 2/3 vehicles. To the rear is a private enclosed low maintenance garden with astro-turf and paved patio area all enclosed with fenced boundaries plus a generous garden shed. Overall the property has been well maintained and recently updated plus the property does already benefit from gas heating via a modern combination boiler and UPVC double glazing,



The property occupies an enviable North Side location well placed for a wealth of amenities and attractions including local shops and popular junior and secondary schools, Peasholm Park, Golf Course 'Alpamare' water park, The Open Air Theatre and proposed multiplex cinema, not to mention Scarborough's North Bay and the beach.

Early viewing/interest is highly recommended as properties of this nature within this location are generally in popular demand for families and/or as a holiday home/rental. Call our friendly team in the office now on 01723 352235 or via the website on www.cphproperty.co.uk.



ACCOMMODATION

GROUND FLOOR

Hallway
17'4" max x 5'10" max

Living Room
12'4" max x 12'3" max

Kitchen/Diner
18'1" max x 10'1" max

Sun Room
12'7" max x 8'9" max

FIRST FLOOR

Bedroom 1
12'6" max x 11'10" max

Bedroom 2
11'3" max x 10'0" max

Bedroom 3
6'2" max x 5'6" max

Bathroom
6'11" max x 5'6" max

Externally

To the front, the property benefits from a low-maintenance garden with planted borders and a generous gravelled driveway providing off street parking for 2/3 vehicles. To the rear is a private enclosed low maintenance garden with asto-turf and paved patio area. The rear garden is enclosed with fenced boundaries and benefits from a generous recently built garden shed.

Details

Council Tax Banding - C

LCAB 31032023



Interested? Get in touch:

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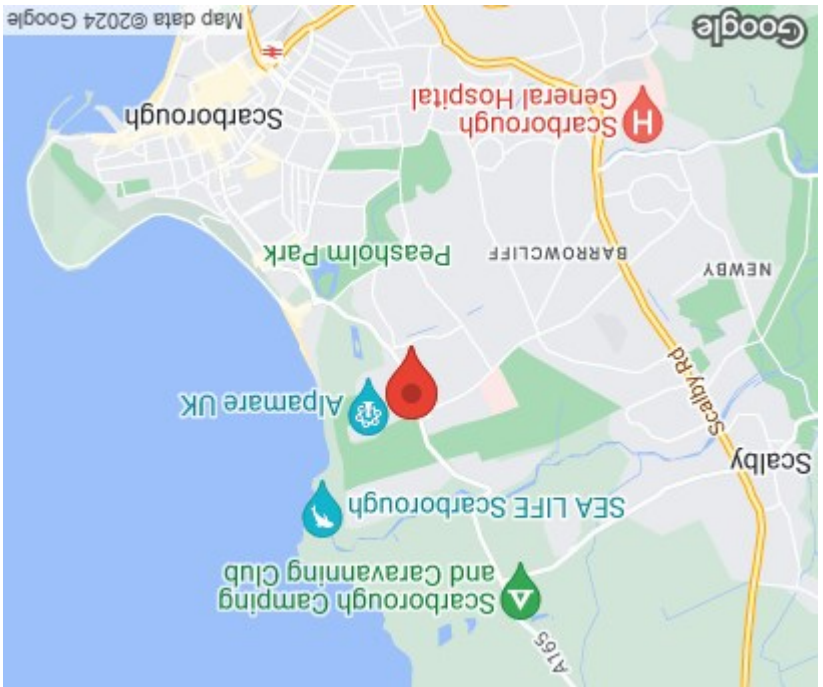
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not energy efficient - higher running costs	
Current	63
Potential	82

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
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