



9 Sea View Avenue, Scarborough YO12 6RH  
Offers In The Region Of £500,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- IMPOSING DETACHED PROPERTY
- THREE/FOUR DOUBLE BEDROOMS
- SECLUDED TREE LINED CUL-DE-SAC OVERLOOKING GOLF COURSE
- POPULAR NORTH SIDE LOCATION
- THREE RECEPTION ROOMS, GARAGE & DRIVEWAY

We are delighted to bring to the market this IMPOSING, DETACHED HOUSE, with THREE/FOUR DOUBLE BEDROOMS, THREE RECEPTION ROOMS, TWO BATHROOMS plus an ADDITIONAL WC, DRIVEWAY and GARAGE. The property is well located on a SECLUDED, TREE LINED avenue on the NORTH SIDE of SCARBOROUGH overlooking North cliff golf course.

The property has been well maintained throughout with gas central heating, uPVC double glazing and has Private wrap around gardens to the side and rear. The accommodation briefly comprises of: the entrance hallway with stairs to the first floor, the generous living room with bay window overlooking North Cliff Golf Course, separate dining area which has a log burner fitted, spacious kitchen with a range of wall and base units, downstairs WC and bathroom with four piece suite, separate office, sunroom/fourth bedroom and a further generous ground floor bedroom. To the first floor lies a landing that provides access to a further two double bedrooms both of which overlook North Cliff Golf Course, shower room with WC and a store room with access to ample loft storage area. Externally, the property benefits from a generous frontage and driveway leading to the single garage. The rear of the property offers a generous, private lawned garden with attractive trees and a paved seating area.

Being located on the North side of Scarborough the property affords excellent access to a wide range of amenities and attractions, including a nearby convenience store and petrol station, the North Cliff golf course, a choice of popular eating and drinking establishments as well as being only a short walk to Scarborough's North bay and the beach as well as Scalby beck, ideal for those with dogs and children.

Early internal viewing is highly recommended as properties of this nature within this price range seldom stay on the market for long. To arrange a viewing please call our friendly team in the office on 01723 352235 or via the website on [www.cphproperty.co.uk](http://www.cphproperty.co.uk)





## ACCOMODATION

### GROUND FLOOR

Entrance Hall  
10'11" x 9'11" max

Living Room  
13'8" x 16'0" max

Dining Room  
16'3" x 9'11" max

Kitchen  
11'3" x 14'0" max

Office  
6'10" x 8'4" max

Hallway  
10'10" x 3'3" max

Bathroom  
8'9" x 6'6" max

WC  
2'7" x 6'5" max

Sunroom/Bedroom 4  
10'10" x 10'4" max

Bedroom 3  
15'10" x 11'9" max

### FIRST FLOOR

Landing  
12'5" x 10'6" max

Bedroom 1  
14'1" x 16'1" max

Bedroom 2  
13'5" x 16'1" max

Shower Room  
7'0" x 5'0" max

Store Room  
7'11" x 5'0" max

Loft  
29'5" x 10'8" max

### Externally

To the front of the property lies off-street parking for up to four vehicles and a detached garage. To the rear and side of the property lies a stone wall enclosed garden with views across the golf course and over towards the north bay. The property also benefits from paved seating areas and has a well established garden.

Details Prepared  
AB290224



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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	Very energy efficient - lower running costs	(92 plus) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not environmentally friendly - higher CO2 emissions		Not energy efficient - higher running costs	
Current	Potential	Current	Potential
Environmental Impact (CO <sub>2</sub> ) Rating		Energy Efficiency Rating	

