



46 West Street, Scarborough YO11 2QP  
Offers In The Region Of £400,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- SUBSTANTIAL FIVE BEDROOM HOME
- WELL COMPRISED OVER THREE FLOORS
- GENEROUS LIVING ACCOMMODATION
- TWO RECEPTION ROOMS AND TWO BATHROOMS
- LOW-MAINTENANCE FRONT & REAR YARDS
- SET WITHIN THE POPULAR SOUTH SIDE OF SCARBOROUGH

Offered to the market is this SUBSTANTIAL, IMPRESSIVE HOME which is located on Scarborough's ever popular SOUTH SIDE. The property provides SUBSTANTIAL LIVING ACCOMMODATION over THREE FLOORS totalling FIVE BEDROOMS, TWO BATHROOMS plus a DOWNSTAIRS WC, TWO RECEPTION ROOMS and a BLOCK PAVED YARD.

Well laid out over three floors the property comprises on the ground floor; imposing entrance porch and hall with stairs to the first floor, a bay fronted lounge, dining room, a spacious kitchen with access to the under stair storage, the rear and a utility room with WC. To the first floor of the property lies a landing with further stairs to the second floor, a master bedroom with a generous bay fronted window, two double bedrooms, a bathroom and a separate WC. To the second floor lies a landing, a double bedroom, a further double bedroom and a substantial four-piece suite bathroom. Externally, the front of the property benefits from an attractive low-maintenance courtyard with steps to the entrance. The rear of the property offers a low-maintenance block paved yard area with wall boundaries.



Being located on Scarborough's South Cliff means the property offers excellent access to a wide range of amenities and attractions including a choice of Schools and colleges, Ramshill shopping parade, Sports Centre, The Esplanade plus Scarborough's South Bay and the beach. Also within proximity lies Scarborough Town Centre where further amenities can be found.

Viewing is a MUST to fully appreciate this substantial family home. To arrange a viewing, please contact CPH today on 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)



ACCOMMODATION

GROUND FLOOR

Entrance Porch

Hall

Lounge  
18'0" x 14'9"

Dining Room  
16'4" x 12'9"

Kitchen  
26'2" x 9'10"

Utility Room  
4'3" x 3'11"

W/C  
4'3" x 3'11"

FIRST FLOOR

Bedroom 1  
19'0" x 18'0" max

Bedroom 3  
13'9" x 12'9"

Bedroom 5  
10'5" x 9'10"

Bathroom  
6'6" x 6'2"

W/C  
4'3" x 3'3"

SECOND FLOOR

Bedroom 2  
19'0" x 15'1"

Bedroom 4  
13'9" x 12'9"

Bathroom  
10'2" x 9'10"

External

**The property benefits from low-maintenance yards to the front and rear.**

Details

**Council Tax Banding - TBC**

**LCAB 31082023**

**Interested? Get in touch:**

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**CPH**

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained there, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given.  
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GROUND FLOOR  
 956 sq.ft. (88.8 sq.m.) approx.



2ND FLOOR  
 699 sq.ft. (64.8 sq.m.) approx.

TOTAL FLOOR AREA: 2501 sq.ft. (232.3 sq.m.) approx.

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	64
Potential	78

Energy Efficiency Rating

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

Environmental Impact (CO<sub>2</sub>) Rating



Map data ©2024