



75A. Peasholm Drive, Scarborough YO12 7NA
Offers In The Region Of £189,995

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- IMMACULATE SPACIOUS FIRST FLOOR FREEHOLD APARTMENT WITH PRIVATE ENTRANCE
- PRIVATE REAR GARDEN
- DRIVEWAY AND SINGLE GARAGE
- TWO DOUBLE BEDROOMS
- VACANT POSSESSION AND NO ONWARD CHAIN
- NEWLY MODERNISED THROUGHOUT INCLUDING NEW KITCHEN AND BATHROOM AND MODERN DECOR THROUGHOUT
- NOT TO BE MISSED, VIEWING A MUST

CPH are delighted to be presenting to the market this TWO BEDROOM FIRST FLOOR FREEHOLD APARTMENT which provides SPACIOUS living accommodation throughout with a PRIVATE ENTRANCE, GENEROUS BAY FRONTED LOUNGE OVERLOOKING PEASHOLM PARK, BREAKFAST KITCHEN AND PRIVATE REAR LAWNED GARDEN WITH GARAGE AND DRIVEWAY. The property has been NEWLY MODERNISED THROUGHOUT including a new Deep Blue fitted KITCHEN with integral appliances, NEWLY RE-WIRED (MAY 2024), NEW BATHROOM AND MODERN DECOR THROUGHOUT. The apartment is well located within Scarborough's ever popular PEASHOLM area.

The property comprises of: Ground floor entrance with stairs to a first floor landing. On the first floor; entrance hall, fitted kitchen with a range wall and base units, a light and airy bay fronted lounge with views towards Peasholm Park, master bedroom, a further bedroom, a modern bathroom and a separate WC. Situated in the highly regarded Peasholm area of Scarborough, the property offers easy access to a wealth of amenities, primary and secondary schools and regular bus routes making this an ideal home for numerous buyers.

Peasholm Drive is also located within walking distance to Scarborough's North Bay beach, Peasholm Park and within proximity is Scarborough Town Centre and Scarborough Train Station. Viewing does come highly recommended as properties of this location and price seldom to stay on the market for long. Gas central heating and offered with VACANT POSSESSION AND NO ONWARD CHAIN, not to be missed. NO HOLIDAY LETS PERMITTED BUT SECOND HOME OWNERSHIP IS FINE.

If you wish to book a viewing, please contact our friendly and experienced sales team on 01723352235 or visit our website www.cphproperty.co.uk.





ACCOMODATION

Entrance Hall

Pull down ladder leading to loft which is boarded, plastered and has a velux window.

Lounge

17'4" x 11'9"

Kitchen

11'1" x 9'6"

Bedroom One

15'1" x 11'9"

Bedroom Two

10'9" x 10'2"

Bathroom

7'10" x 6'10"

Dining/ Sun Room

12'5" x 7'6"

Details Prepared

GV 05/07/24

Tenure

We have been informed by our vendors that the property is Freehold. The Maintenance is a 50/50 split arrangement with the other apartment in the building. Front garden belongs to ground floor apartment with right of access and rear garden is private to this apartment.

Council Tax and EPC

Council Tax Band B

EPC - C



Interested? Get in touch:

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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



Make every attempt to ensure the accuracy of the factual content here. Measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any errors or omissions. This plan for reader purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mapbox ©2023

TOTAL FLOOR AREA: 919 sq.ft. (85.4 sq.m.) approx.



FIRST FLOOR
 919 sq.ft. (85.4 sq.m.) approx.

