



24 Peasholm Gardens, Scarborough, YO12 7ND  
Offers In Excess Of £350,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- IMPOSING FOUR BEDROOM SEMI-DETACHED HOME
- TASTEFULLY RENOVATED THROUGHOUT
- TWO RECEPTION ROOMS PLUS STUDY & DOWNSTAIRS WC
- STUNNING, 'TWO TONED' BREAKFAST KITCHEN/DINER
- GENEROUS ATTIC BEDROOM WITH AN EN-SUITE
- ENCLOSED GARDEN WITH A GARDEN ROOM
- SOUGHT AFTER RESIDENTIAL LOCATION (PEASHOLM)

NEW TO THE MARKET is this BEAUTIFULLY PRESENTED, IMPOSING and DECEPTIVELY SPACIOUS, FOUR BEDROOM SEMI-DETACHED HOME which is well located in the PEASHOLM AREA of Scarborough close to Scarborough's North Bay and the beach with OFF-STREET PARKING and ENCLOSED GARDENS with a GARDEN ROOM.

'In our opinion' the well appointed accommodation is offered to the market in immaculate decorative order throughout, having been newly renovated to a high standard. The accommodation briefly comprises of an entrance porch and hall with stairs leading to the first floor landing and understairs storage. From the hallway lies doors to a box bay fronted lounge, separate sitting room/snug, study room, downstairs WC and a stunning breakfast kitchen/diner with tri-folding doors out to the rear garden. To the first floor are two generous double bedrooms, a third bedroom and a modern four-piece bathroom suite with a roll top bath and separate shower cubicle. Furthermore, to the attic level lies a generous attic bedroom complete with built-in storage and an en-suite shower room. Outside, to the front the property lies off-street parking. To the rear of the property lies an attractive low maintenance garden complete with a paved seating area and an outdoor garden room, enclosed by fenced boundaries.



Being located within the Peasholm area the property affords excellent access to a wide range of amenities and attractions including local shops, mini market, The Open Air Theatre, 'Alpamare' water park, proposed new multiplex cinema, Scarborough's North Bay and the beach not to mention a choice of popular eating and drinking establishments. The property could therefore be of interest to a wide range of buyers, especially families.



ACCOMMODATION:

GROUND FLOOR

Entrance Porch & Hallway

Lounge

14'9" max into bay x 12'1" max

Sitting Room/Snug

13'9" x 10'5"

Study

7'6" x 7'2"

Downstairs WC

6'10" x 2'11"

Breakfast Kitchen/Dining Room

18'4" x 11'5"

FIRST FLOOR

Landing

7'6" x 6'6"

Bedroom One

12'1" x 10'9"

Bedroom Two

13'9" x 10'9"

Bedroom Three

7'10" x 7'2"

Bathroom

10'5" x 7'6"

SECOND FLOOR

Bedroom Four

24'3" max x 18'8" max

En-suite to Bedroom Four

6'10" x 5'6"

Details Prepared/Ref

TLPF/280624

Please Note:

Since the EPC (Energy Performance Certificate) has been carried out, improvements have been made which may increase this rating.

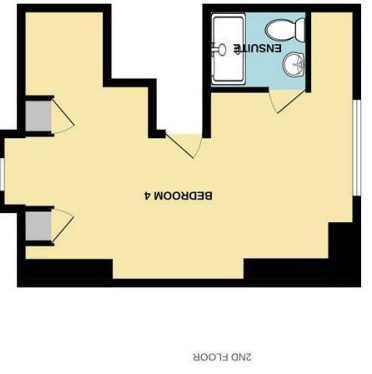
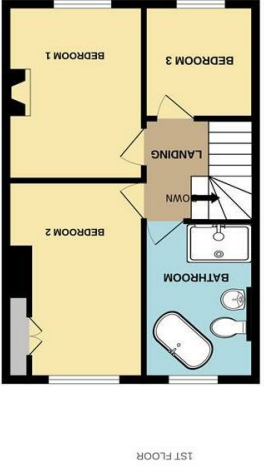
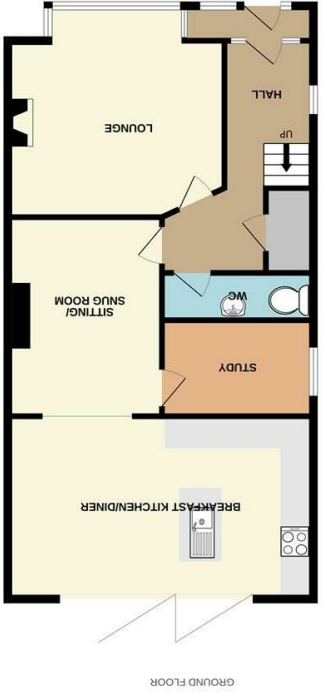


Interested? Get in touch:

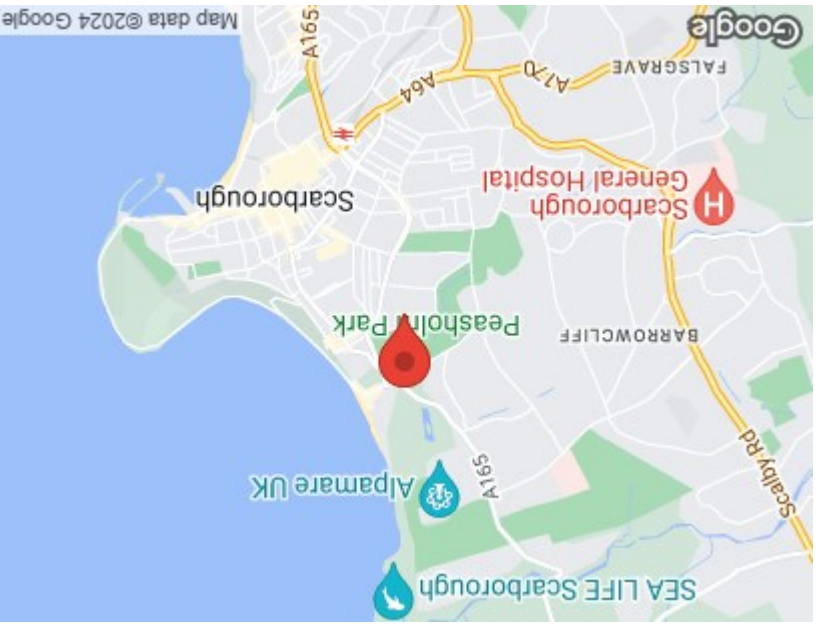
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	82
(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
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Potential
(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
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