



39 Chatsworth Gardens, Scarborough YO12 7NQ  
Offers In Excess Of £250,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- SPACIOUS FIVE BEDROOM SEMI-DETACHED HOME
- OFF-STREET PARKING & GARAGE
- TOWN & CASTLE VIEWS
- FRONT & REAR GARDENS
- HIGHLY SOUGHT AFTER PEASHOLM LOCATION

CPH are delighted to be offering for sale this IMPOSING and DECEPTIVELY SPACIOUS, FIVE 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, GARAGE and ATTRACTIVE GARDENS.

The accommodation itself briefly comprises of a generous entrance porch and hall with stairs leading to the first floor landing and doors to a generous box bay fronted lounge, a formal dining room with double doors to the rear garden and a spacious kitchen/breakfast room fitted with a range of wall and base units. To the first floor are two generous double bedrooms, a third single bedroom and a three-piece bathroom suite with separate w/c. Furthermore, to the attic level lies two further generous attic bedrooms with the rear bedroom benefitting from town and castle views, w/c and store room.

Outside, to the front the property lies a low-maintenance garden and driveway providing off-street parking and access to the garage. To the rear of the property lies an attractive garden complete with decking- ideal for entertaining.

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.

Early internal viewing is highly recommended as properties of this nature 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).







#### ACCOMMODATION

##### GROUND FLOOR

Porch

Entrance Hall

Lounge  
12'5" x 13'1" max

Dining Room  
13'5" x 11'5" max

Kitchen/Breakfast Room  
19'0" x 9'10" max

##### FIRST FLOOR

Landing

Bedroom 1  
13'1" x 11'5" max

Bedroom 2  
11'5" x 10'9" max

Bedroom 3  
9'10" x 8'2" max

Bathroom  
8'2" x 5'10" max

W/C  
3'7" x 4'7" max

##### SECOND FLOOR

Landing

Bedroom 4  
10'9" x 8'6" max

Bedroom 5  
10'9" x 8'2" max

W/C  
5'2" x 4'3" max

Store Room

Externally

To the front of the property lies a well maintained front garden and driveway. To the rear of the property lies a garage with power and light, a further rear garden with decked seating areas and a further storage unit.

Interested? Get in touch:

19 St.Thomas Street,  
Scarborough YO11 1DY

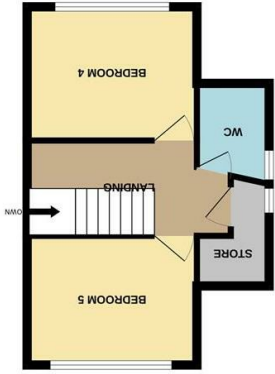
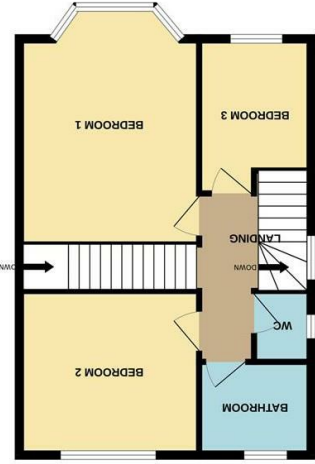
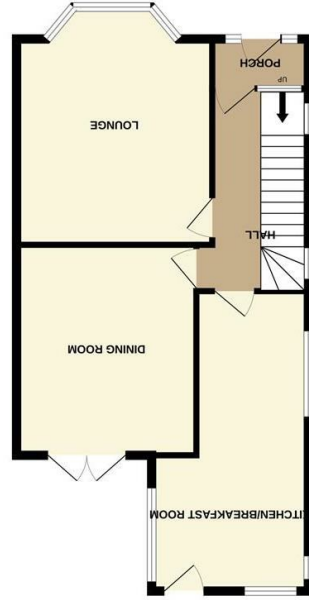
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e. sales@cphproperty.co.uk

www.cphproperty.co.uk

**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



What every planning has been made to ensure the accuracy of the figures 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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TOTAL FLOOR AREA: 1406 sq ft (130.6 sq.m.) approx.

