



11 Wheatcroft Avenue, Scarborough, YO11 3BN

Price Guide £550,000

Prestige
Collection
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Wheatcroft Avenue, Scarborough

Price Guide £550,000

CPH are delighted to be presenting to the market this SUBSTANTIAL THREE BEDROOM DETACHED HOME which is set on a GENEROUS PLOT within Scarborough's highly sought-after WHEATCROFT AREA. It features several DUAL ASPECT ROOMS WITH SEA VIEWS, TWO RECEPTION ROOMS, a CONSERVATORY, DOWNSTAIRS WC and UTILITY, EN-SUITES to all BEDROOMS, OFF-STREET PARKING, GARAGE and LAWNED GARDENS.

The accommodation comprises on the ground floor of an entrance hallway with a downstairs WC and stairs up to the first floor. The entrance hallway leads to a living room with a bay window to the front and sliding doors out to the gardens, and a sitting room with a bay window to the side. Also on the ground floor is a kitchen fitted with a range of units and a built-in pantry, a utility room, and a light and airy conservatory with double doors out to the back garden.

To the first floor lies a landing, a master bedroom with dual aspect windows and sea views, built-in wardrobes and a three-piece en-suite bathroom and two further double bedrooms both with en-suites. Externally, to the front of the property, lies a well-maintained garden with a driveway leading down the side of the property to a detached garage. To the rear of the property lies an enclosed garden laid mainly to lawn.

This property is located in the much sought-after Wheatcroft area off Filey Road, close to local amenities, including South Cliff Golf Club. This property is in the catchment area for Scarborough TEC, Wheatcroft Primary School and St Martin's Primary School, making this the perfect family home. Filey Road is along a regular bus route between Osgodby and Scarborough.

Early internal viewing cannot be recommended enough to fully appreciate the space, setting and surroundings on offer from this property. If you would like to book a viewing, please contact our friendly team at CPH on 01723352235 or visit our website at www.cphproperty.co.uk.

- IMPOSING THREE BEDROOM DETACHED HOME
- TWO RECEPTION ROOMS plus a CONSERVATORY
- EN-SUITES TO ALL BEDROOMS
- GENEROUS PLOT with GARDENS, GARAGE and PARKING
- SOUGHT AFTER LOCATION on Scarborough's SOUTH SIDE
- OFFERED TO THE MARKET with NO ONWARD CHAIN



ACCOMMODATION:

GROUND FLOOR

Entrance Hallway

20'8" x 8'2" max

Sitting Room

19'8" max into bay x
13'9" max

Lounge

20'8" max into bay x
14'9" max

Kitchen

14'9" max x 11'9" max

Downstairs WC

5'2" x 2'11"

Pantry

7'10" x 2'11"

Utility

Conservatory

15'8" x 12'9"

FIRST FLOOR

Landing

9'2" x 6'2"

Master Bedroom

15'8" max x 14'9" max

En-suite to the Master

Bedroom

5'10" x 4'11"

Bedroom Two

16'0" x 13'9"

En-suite to Bedroom

Two

6'6" x 6'2"

Bedroom Three

15'8" max x 9'6"

En-suite & WC to

Bedroom Three

12'5" x 5'10" plus 5'10"
x 3'3"

Details Prepared

TLPF/020924



A SUBSTANTIAL THREE BEDROOM DETACHED HOME which is set on a GENEROUS PLOT within Scarborough's highly sought after WHEATCROFT AREA







GROUND FLOOR
1030 sq.ft. (95.7 sq.m.) approx.

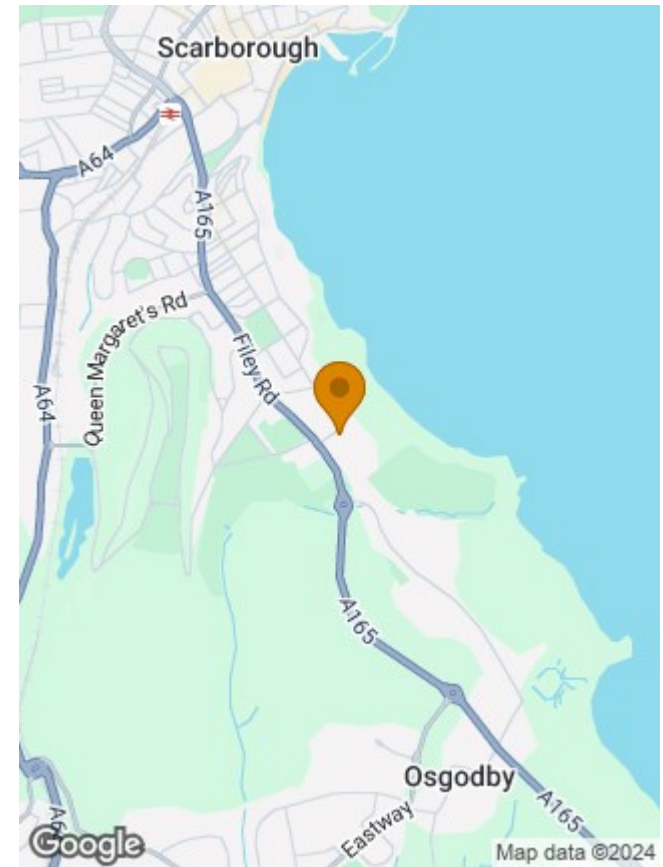


1ST FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 1767 sq.ft. (164.2 sq.m.) approx.

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		Current	Potential
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			
		49	72
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Interested? Get in touch today:

t. 01723 352235 e. sales@cphproperty.co.uk
19 St.Thomas Street, Scarborough YO11 1DY
www.cphproperty.co.uk

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