



7 Granville Square, Scarborough YO11 2QZ

Offers In The Region Of £425,000

Prestige  
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# Granville Square, Scarborough

Offers In The Region Of £425,000

- Grand Victorian, Six bedroom family home,
- Substantial living accommodation set over three floors, with ground floor w.c./ shower room
- Tastefully decorated throughout retaining many original features and ornate plasterwork
- Open aspect views across Granville Square formal gardens
- Sought after South side location

+++ Overlooking the delightful Granville Square gardens is this IMPOSING TOWN HOUSE offered to the market in EXCELLENT DECORATIVE ORDER THROUGHOUT. The home itself provides substantial and VERSATILE LIVING ACCOMODATION over THREE FLOORS with SIX DOUBLE BEDROOMS, breakfast kitchen with GROUND FLOOR W.C./ SHOWER ROOM, utility room and secluded rear courtyard garden. +++

The property has been well maintained by the current vendors and benefits from gas central heating. The property is accessed via an entrance porch to the ground floor which opens up to a welcoming entrance hall, a box bay fronted Family room, Separate formal dining room, modern breakfast kitchen, utility room and ground floor shower room with W/C. To the first floor lies a landing with further stairs to the second floor, three double bedrooms (one bedroom being used as a sitting room) one with ensuite. To the second floor lies a landing with two further double bedrooms, A single bedroom and a modern bathroom with a huge Jacuzzi bath. Externally, the front of the property benefits from a gated courtyard and the rear of the property offers a generous low maintenance pleasant courtyard.

Well located on Scarborough's South Cliff the property affords excellent access to a wide range of attractions and amenities including local shops and supermarket on Ramshill shopping parade, The Esplanade, Scarborough Spa and conference Centre, Italian gardens and the cliff lift down to Scarborough's South Bay and the beach.

Early internal viewing is truly a must in order to fully appreciate the space, setting and finish on offer from this period townhouse. To arrange a viewing, please contact CPH today on 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)

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Entrance Hall

Ground Floor

Family Room  
14'1" x 13'1"

Dining Room  
13'9" x 11'1"

Kitchen/ Breakfast Room  
17'0" x 8'6"

Utility Room/ WC/ Shower  
5'10" x 5'6"

First Floor

First floor landing

Master Bedroom/ Currently Living Room  
17'4" x 14'1"

Bedroom Two  
13'9" x 11'1"

Bedroom Three  
11'5" x 8'6"

Ensuite  
8'10" x 5'10"

WC

Second Floor

Second Floor landing

Bedroom Four  
16'8" x 10'2"

Bedroom Five  
13'9" x 11'1"

Bedroom Six  
9'6" x 8'10"

WC

Bathroom  
10'5" x 6'6"

Rear Courtyard  
A lovely private low maintenance area, ideally for sitting out on a sunny day.

Tenure  
FREEHOLD

EPC And Council Tax  
Epc - d  
council tax - C



CHARACTERFUL SIX/ SEVEN BEDROOM PERIOD TOWNHOUSE which occupies an enviable position overlooking Granville Square Green in the SOUTH SIDE of SCARBOROUGH. The property is over THREE FLOORS with DOWNSTAIRS WC AND SHOWER, UTILITY ROOM and COURTYARD GARDENS







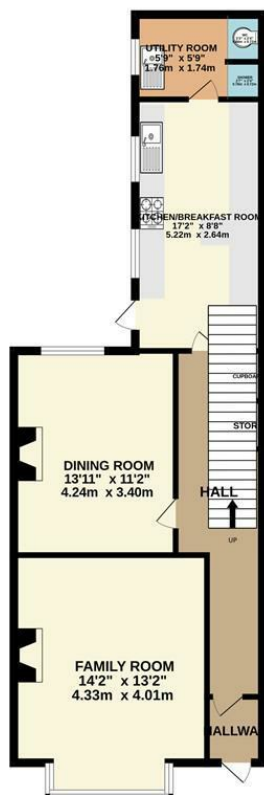




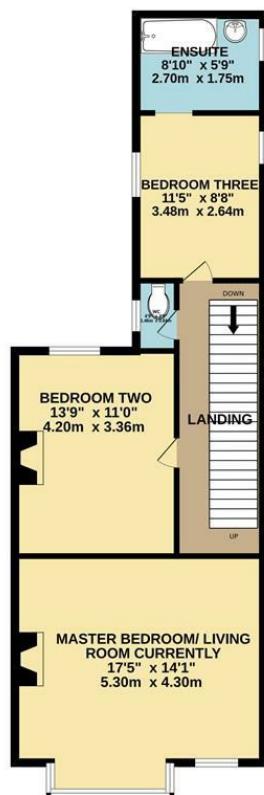




GROUND FLOOR  
679 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR  
678 sq.ft. (63.0 sq.m.) approx.

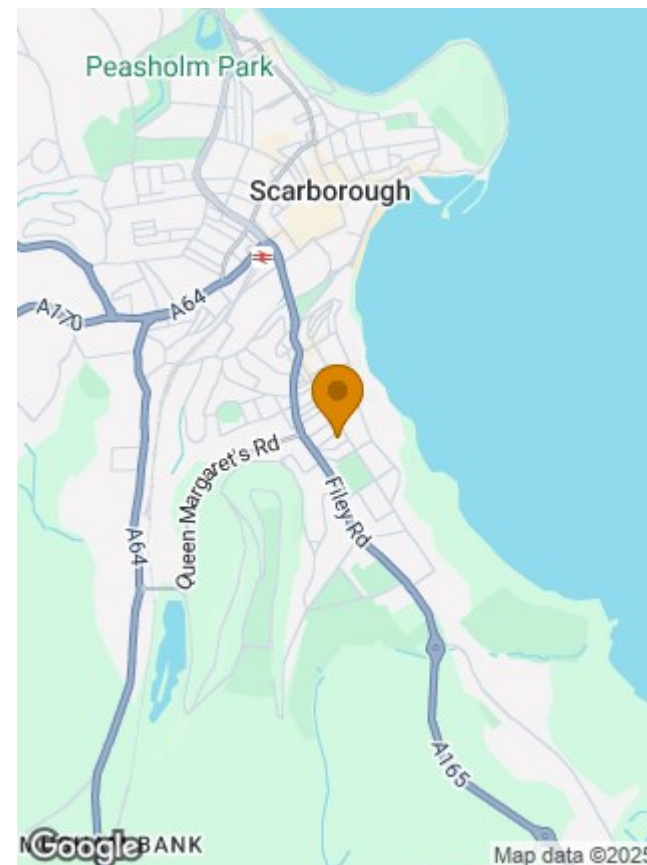


2ND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA: 1979 sq.ft. (183.9 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		84
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
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		
England & Wales	EU Directive 2002/91/EC	



**Interested? Get in touch today:**  
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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