



32 Springfield, Scarborough, YO11 1QD
Price Guide £230,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- SPACIOUS FOUR BEDROOM HOME
- TWO RECEPTION ROOMS PLUS A CONSERVATORY
- SET OVER THREE FLOORS
- PRIVATE PARKING SPACE AT THE PROPERTY
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- WITHIN THE HEART OF SCARBOROUGH'S 'OLD TOWN'

Offered to the market with NO ONWARD CHAIN is this SPACIOUS FOUR BEDROOM HOME with TWO RECEPTION ROOMS and CONSERVATORY, PRIVATE PARKING SPACE and a PAVED COURTYARD GARDEN. The property is well located in SCARBOROUGH'S POPULAR OLD TOWN area and would make an ideal FAMILY HOME, SEASIDE ABODE or a HOLIDAY RENTAL.

The accommodation briefly comprises of: entrance hallway with stairs to the first floor and understairs storage, bow fronted lounge, separate dining room also with a fireplace, kitchen fitted with a range of matching wall and base units and a light and airy conservatory with double doors out to the rear courtyard garden. To the first floor lies the landing that provides access to the three bedrooms and a house shower room. Furthermore, from the first floor landing lies stairs up to a generous fourth bedroom with the benefit of eaves storage. Externally, the property benefits from a private parking space (a rarity for properties within the Old Town) and a paved courtyard garden, enclosed by fenced boundaries.

Being located within Scarborough's Old Town the house offers excellent access to a wealth of amenities and attractions including local shops, town centre, junior school, Scarborough castle, and Scarborough town centre itself. The property is also only a short stroll from both Scarborough North and South Bay's.

The property would be well suited to a range of buyers, but would particularly make an excellent holiday home or holiday letting property due to the space, versatility and superb central location. Viewing is a MUST and can be arranged via our friendly team in the office on 01723 352235.





ACCOMMODATION:

GROUND FLOOR

Entrance Hallway
19'4" x 5'10" max

Lounge
16'0" x 12'5" max

Dining Room
13'5" x 12'5" max

Kitchen
10'2" x 8'2"

Conservatory
16'4" x 8'2"

FIRST FLOOR

Landing
9'2" max x 7'6" max

Bedroom One
16'0" x 11'1"

Bedroom Two
13'5" x 10'5"

Bedroom Three
9'10" x 7'6"

Shower Room
10'2" x 8'2"

SECOND FLOOR

Bedroom Four
15'5" x 14'5"

OTHER:

Parking

The property does benefit from a private parking space located outside of the property - a rarity in the Old Town!

Details Prepared
TLPF/170924



Interested? Get in touch:

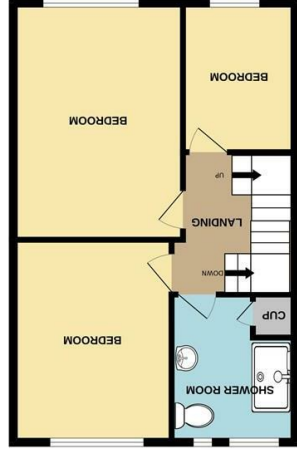
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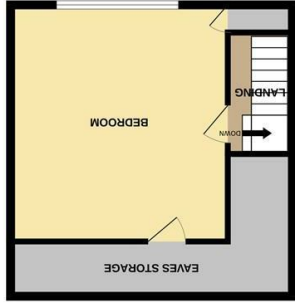
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GROUND FLOOR
 676 sq.ft. (62.8 sq.m.) approx.

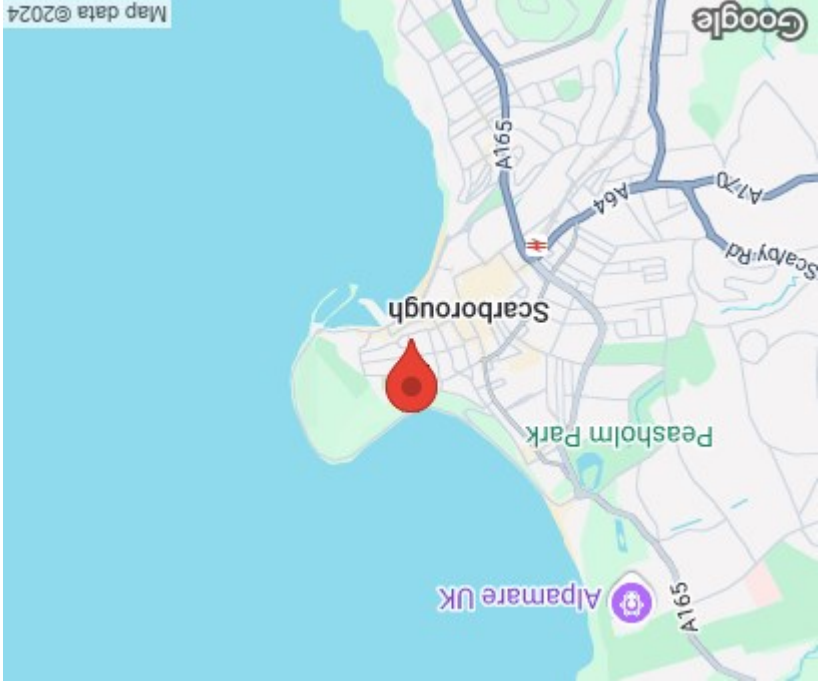
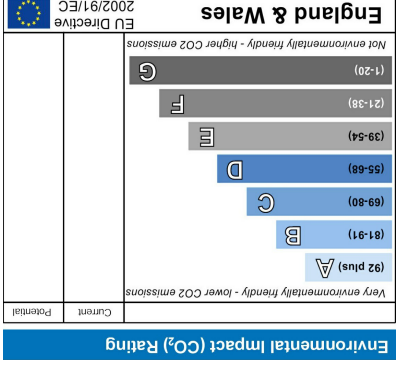
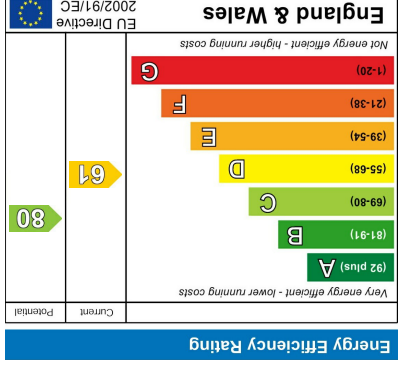


1ST FLOOR
 547 sq.ft. (50.8 sq.m.) approx.



2ND FLOOR
 363 sq.ft. (33.7 sq.m.) approx.

TOTAL FLOOR AREA: 1586 sq.ft. (147.3 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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