



16 Westover Road, Scarborough YO12 5AA  
Offers In The Region Of £190,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- THREE BEDROOM SEMI-DETACHED
- NO ON-WARD CHAIN
- IMMACULATEDLY PRESENTED
- OPEN ASPECT VIEWS & PRIVATE GARDEN
- SINGLE GARAGE

This DECEPTIVELY SPACIOUS, SEMI-DETACHED house is situated on a QUIET RESIDENTIAL STREET close to local amenities and public transport links. Benefitting from THREE BEDROOMS, GENEROUS LOUNGE/DINER, Fantastic OPEN ASPECT VIEWS OF OLIVER'S MOUNT to the rear, front and rear GARDENS and a GARAGE TO THE REAR OF THE PROPERTY.

Located just off Falsgrave Road which provides all of the day-to-day necessities such as convenience stores, 'Sainsbury's' supermarket, beauty salons, pharmacies, doctors surgery and public transport links, Scarborough town centre as well as a choice of popular eating and drinking establishments. This area also provides easy access to Falsgrave Park, Gladstone Road School and the train station.

The property briefly comprises; a UPVC double glazed entrance door in to a good sized hallway with under stairs storage cupboard and doors to the generous fitted kitchen and the 25ft through lounge-diner with a bow window to the front and window to the rear with views over the garden. Stairs from the hallway leads to the first floor where the landing provides access to the, bathroom, separate WC and two double bedrooms and a further single bedroom. Outside to the property benefits from a low maintenance front garden and path leading to the front door. The rear garden is well presented and low maintenance being mainly lawned and paved. Beyond that is a rear access road which provides off street parking and access to the garage which is located within a separate block to the rear.

Internal viewing is highly recommended to fully appreciate the space, setting and views on offer from this deceptively spacious family home.

Call our friendly team in the office to book a viewing on 01723 352235 or via the website on [www.cphproperty.co.uk](http://www.cphproperty.co.uk)





## ACCOMMODATION

### GROUND FLOOR

Entrance Hall

Lounge/Diner  
11'9" x 25'3" max

Kitchen  
10'2" x 8'10" max

### FIRST FLOOR

Bedroom 1  
11'1" x 12'5" max

Bedroom 2  
11'1" x 12'1" max

Bedroom 3  
8'10" x 6'10" max

Bathroom  
5'6" x 6'10" max

W/C  
5'2" x 2'11" max

Landing

Externally

To the rear of the property lies a private rear garden laid mainly to lawn with a paved seating area, wooden storage shed and open aspect views across the valley. The property also benefits from a single garage. To the front of the property lies a low maintenance front garden.

Details Prepared  
AB280924

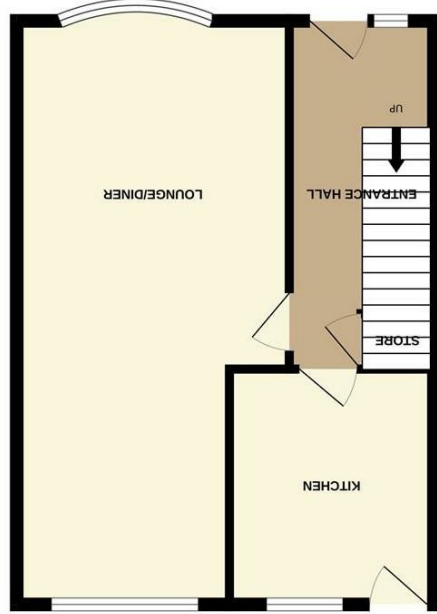
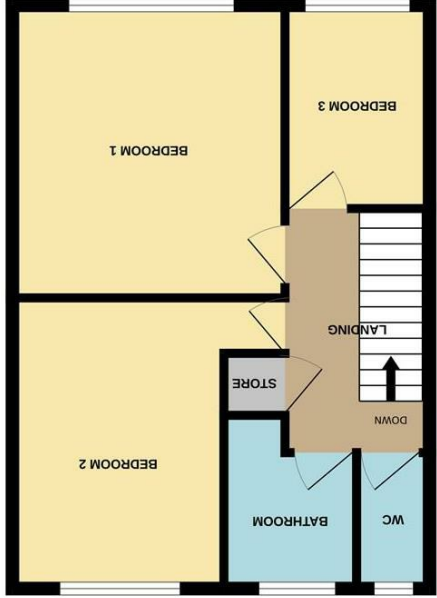
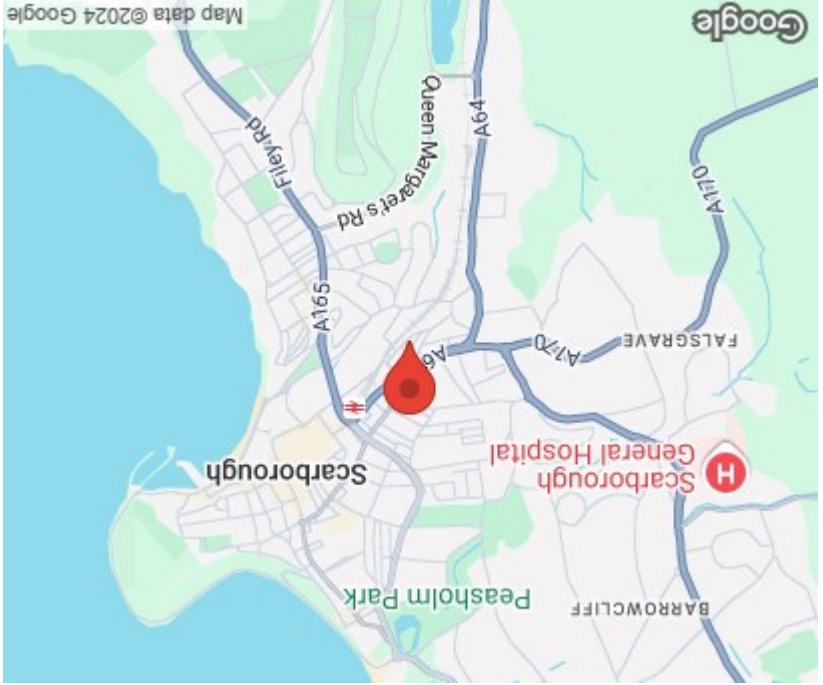
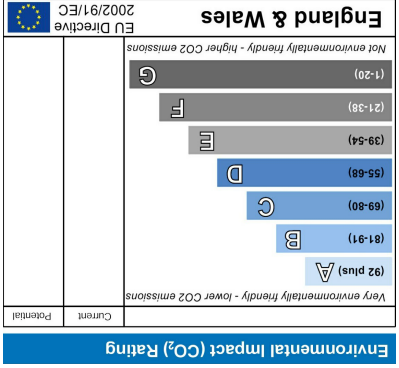
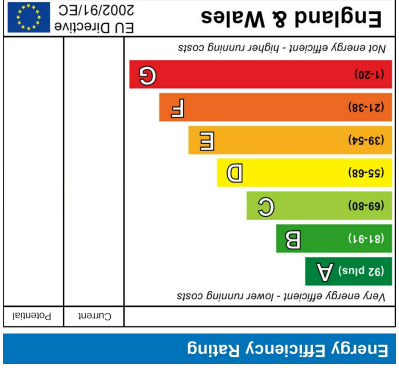


Interested? Get in touch:

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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



While 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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TOTAL FLOOR AREA : 916 sq. ft. (85.1 sq.m.) approx.