



86 Prospect Road, Scarborough YO12 7JY  
Offers In Excess Of £140,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- FOUR BEDROOM TERRACED PROPERTY
- NO ON-WARD CHAIN
- POPULAR PROSPECT ROAD LOCATION
- PRIVATE REAR YARD WITH STORAGE
- SPACIOUS LIVING ACCOMMODATION

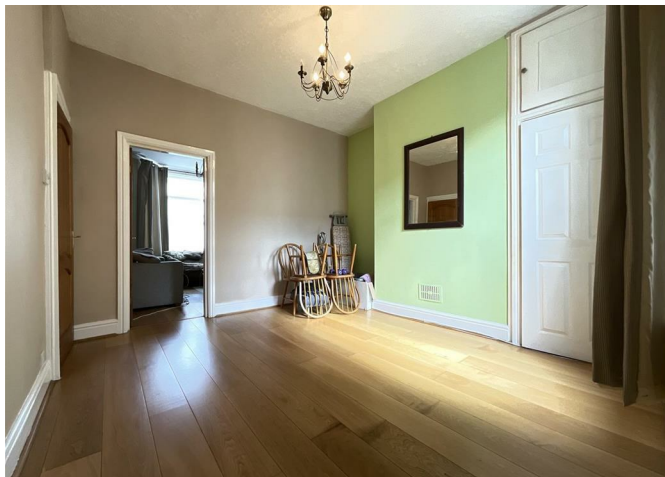
IDEAL FOR FIRST TIME BUYERS/FAMILY HOME. This GENEROUSLY TERRACED FOUR BEDROOM HOUSE offers generous living throughout. WELL LOCATED close to the TOWN CENTRE with a WEALTH OF AMENITIES within walking distance.

The accommodation itself briefly comprises of an entrance porch leading into the entrance hallway giving access to the bay fronted lounge, a dining/reception room that provides access to the kitchen area. Following on from the kitchen is access to the rear yard and ground floor three-piece bathroom. To the first floor lies a landing, the master double bedroom, further single bedroom and first floor w/c. To the second floor lies a further two double bedrooms. Externally, to the front of the property is a courtyard setting the property back from the road and to the rear the property benefits from a modest private yard with storage shed.

The property is well located in the popular, Manor Road residential area, well placed for a range of amenities including local shop, popular junior school, doctors surgery, supermarket, Manor Road Park and children's play area. A little further, within easy reach, is Scarborough hospital, a choice of further schools and colleges, two supermarkets and Scarborough town centre itself, making this property an ideal First time buy or family home.

The property benefits from gas central heating, uPVC double glazing throughout and is well presented throughout. INTERNAL VIEWING is highly recommended to fully appreciate the space, setting and features on offer with this property.

To arrange a viewing, please contact CPH Property Services on 01723352235







## ACCOMMODATION

### GROUND FLOOR

Entrance Hall

Lounge  
11'5" x 11'1" max

Dining Room  
11'9" x 12'1" max

Kitchen  
12'1" x 6'10" max

Bathroom  
8'10" x 6'10" max

### FIRST FLOOR

W/C  
7'6" x 2'7" max

Bedroom 1  
15'5" x 11'1" max

Bedroom 2  
12'1" x 9'10" max

### SECOND FLOOR

Bedroom 3  
15'5" x 11'1" max

Bedroom 4  
12'1" x 9'10" max

### EXTERNALLY

To the rear of the property lies a private rear yard with large storage shed and access gate to the rear lane. To the front of the property lies a gated front courtyard.

Details Prepared  
AB190924



Interested? Get in touch:

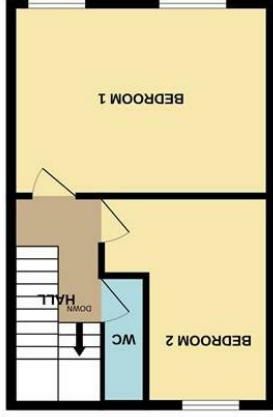
19 St.Thomas Street,  
Scarborough YO11 1DY  
t. 01723 352235  
e. sales@cphproperty.co.uk  
www.cphproperty.co.uk

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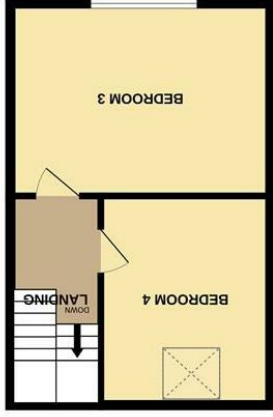
GROUND FLOOR  
501 sq. ft. (46.5 sq.m.) approx.



1ST FLOOR  
350 sq. ft. (32.5 sq.m.) approx.



2ND FLOOR  
350 sq. ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 1201 sq. ft. (111.6 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 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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CPH Property Services  
19 St.Thomas Street, Scarborough YO11 1DY  
e.sales@cphproperty.co.uk | cphproperty.co.uk

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