



32 Hillcrest Avenue, Scarborough, YO12 6RQ
Offers In The Region Of £425,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- SUBSTANTIAL DETACHED FAMILY HOME
- IN GREAT DECORATIVE ORDER THROUGHOUT
- GARDENS TO THE FRONT AND REAR
- OFF-STREET PARKING AND GARAGE/WORKSHOP
- SOUGHT AFTER NORTH SIDE LOCATION

We are delighted to bring to the market this IMPOSING, WELL PRESENTED DETACHED HOUSE, well located on a secluded, tree lined avenue on the POPULAR NORTH SIDE of Scarborough overlooking North cliff golf course. Outside the property benefits from a GENEROUS FRONTAGE plus a DRIVEWAY leading to a GARAGE and to the rear lies a GARDEN ROOM & LAWNED GARDEN.

'In our opinion' the property is offered to the market in great decorative order with both double glazing and gas central heating. The accommodation comprises on the ground floor; entrance hall with stairs to the first floor, a generous living/dining room with a gas fire, a modern kitchen fitted with a wall/base units and an integrated oven, a sun room/rear porch and a downstairs WC. To the first floor lies a landing, two double bedrooms, a further bedroom, a bathroom and a separate WC. From the first floor landing lies a staircase to the attic level, where two generous attic bedrooms/hobbies rooms are located.

External to the property lies a generous low-maintenance frontage, with a driveway providing off-street parking and access to the garage which offers light/power. To the rear of the property lies a lawned garden with a decked seating area and garden room.

Being located on the North side of Scarborough the property affords excellent access to a wide range of amenities and attraction including a nearby mini market and petrol station, golf course a choice of popular eating and drinking establishments as well as being within proximity of Scarborough's North bay and the beach as well as Scalby beck, ideal for those with dogs and children.

Early internal viewing is highly recommended as properties of this nature and location seldom stay on the market for long. To arrange a viewing please call our friendly team in the office on 01723 352235 or via the website on www.cphproperty.co.uk





ACCOMMODATION:

GROUND FLOOR

Entrance Hall

9'1" max x 3'1" max

WC

3'3" max x 2'9" max

Living Room

18'11" max x 14'8" max

Kitchen

12'7" max x 9'3" max

Sun Room

9'6" max x 5'7" max

FIRST FLOOR

Landing

13'3" x 2'10"

Bedroom One

14'8" max x 9'5"

Bedroom Two

12'7" max x 9'3"

Bedroom Three

9'10" x 8'10"

Bathroom

5'11" x 5'5"

WC

ATTIC LEVEL

Bedroom Four/Hobbies Room

12'0" max x 9'6" max

Bedroom Five/Hobbies Room

11'6" max x 10'0" max

PLEASE NOTE:

Please note: There is restricted head room on the access to the second floor landing however the construction of the house preceeds the Building Act of 1984. We advise any prospective buyer to make their own enquiries in relation to this.

Details Prepared

AB081124

