

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









- 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

<u>Living Room</u> 18'11" max x 14'8" max

<u>Kitchen</u> 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"

<u>WC</u>

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

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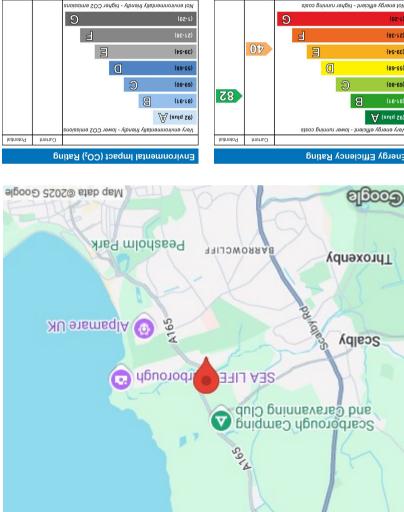




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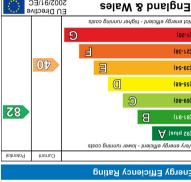


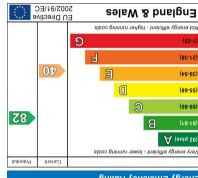


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whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they

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



