



8 Peasholm Gardens, Scarborough YO12 7ND
Price Guide £295,000



- IMMACULATELY PRESENTED THREE BEDROOM SEMI
- POPULAR PEASHOLM LOCATION
- LOW MAINTENANCE FRONT & REAR GARDENS
- OFF-STREET PARKING
- OPEN PLAN KITCHEN/FAMILY ROOM

CPH are delighted to be offering for sale this BEAUTIFULLY PRESENTED, RECENTLY RENOVATED, IMPOSING and DECEPTIVELY SPACIOUS, THREE BEDROOM SEMI-DETACHED HOME which is well located in the PEASHOLM AREA of Scarborough close to Scarborough's North Bay and the beach with OFF-STREET PARKING and ATTRACTIVE LOW MAINTENANCE GARDENS.

'In our opinion' the well appointed accommodation is offered to the market in immaculate decorative order throughout and briefly comprises of a generous entrance hall with stairs leading to the first floor landing and doors to a generous box bay fronted lounge which is fitted with a log burner, an open plan dining room/family room with bi-fold doors to the rear garden and a lovely modern kitchen fitted with a range of wall and base units, an eye-level double oven, dish washer, washing machine and hob. To the first floor are two generous double bedrooms, a third single bedroom and a modern four-piece bathroom suite with walk in shower and free-standing bath.

Outside, to the front the property lies a low-maintenance garden and a driveway providing off-street parking for one vehicle. To the rear of the property lies an attractive paved garden complete with fully equipped garden room, hot tub area, external storage shed and multiple seating areas ideal for entertaining.

Being located within the Peasholm area the property affords excellent access to a wide range of amenities and attractions including local shops, mini market, The Open Air Theatre, 'Alpamare' water park, proposed new multiplex cinema, Scarborough's North Bay and the beach not to mention a choice of popular eating and drinking establishments.

The property could therefore be of interest to a wide range of buyers, especially families. Early internal viewing is highly recommended as properties of this nature 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

Lounge
12'1" x 11'9" max

Kitchen
7'6" x 17'0" max

Family Room/Dining Room
10'5" x 13'9" max

FIRST FLOOR

Landing

Bedroom 1
10'5" x 13'9" max

Bedroom 2
10'5" x 12'1" max

Bedroom 3
7'10" x 7'10" max

Bathroom
10'5" x 7'6" max

Externally

To the front of the property lies a low maintenance front garden and parking for one vehicle. To the rear of the property lies a low maintenance rear garden with paved patio seating areas, a fully equipped garden room and an external storage shed.

Details Prepared
AB141124



Interested? Get in touch:

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www.cphproperty.co.uk

CPH

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

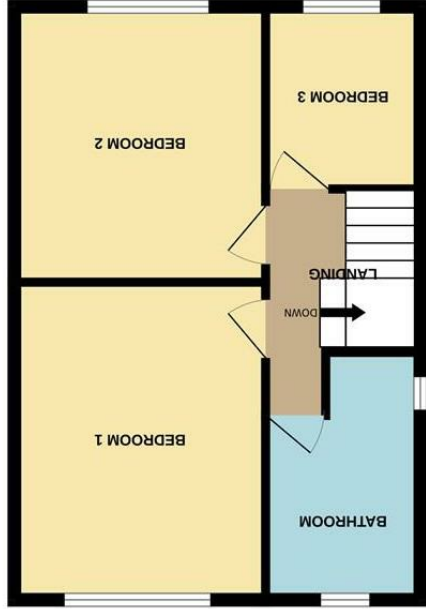
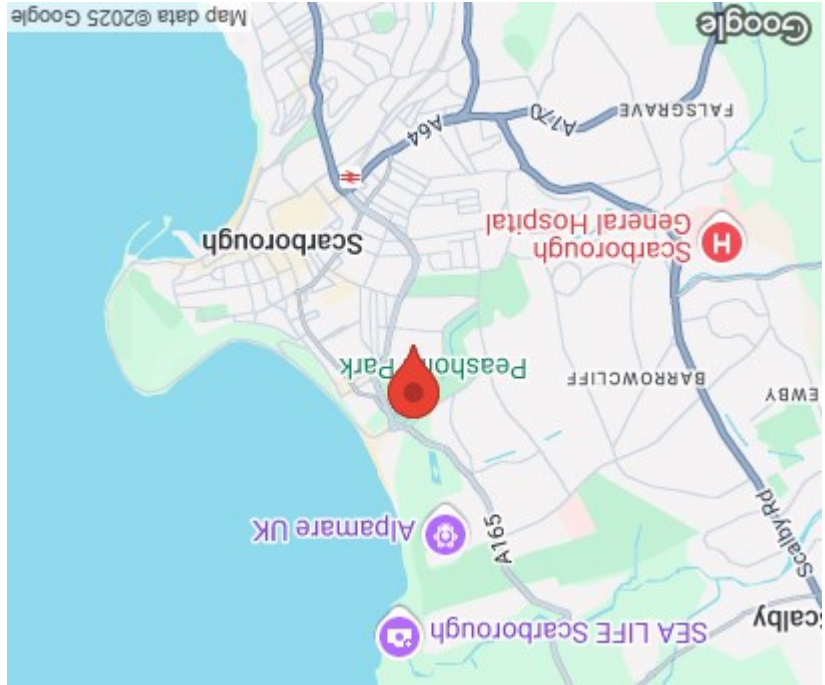
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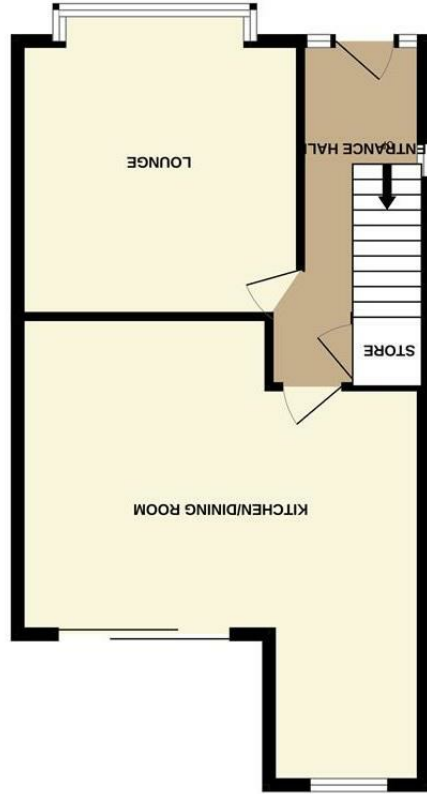
TOTAL FLOOR AREA : 939 sq.ft. (87.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating	Current	Potential
	Not environmentally friendly - higher CO ₂ emissions	
	(1-20)	G
	(21-38)	F
	(39-54)	E
	(55-68)	D
	(69-80)	C
	(81-91)	B
	(92 plus)	A
Very environmentally friendly - lower CO ₂ emissions		

England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	Not energy efficient - higher running costs	
	(1-20)	G
	(21-38)	F
	(39-54)	E
	(55-68)	D
	(69-80)	C
	(81-91)	B
	(92 plus)	A
Very energy efficient - lower running costs		



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



GROUND FLOOR
497 sq.ft. (46.1 sq.m.) approx.