



57 Peasholm Crescent, Scarborough, YO12 7QY
Offers Over £300,000

CPH

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- FOUR BEDROOM SEMI-DETACHED HOME
- TWO RECEPTION ROOMS
- EN-SUITE & TWO SEPARATE WC'S
- OFF-STREET PARKING
- LAWNED/PAVED GARDENS
- SOUGHT AFTER PEASHOLM LOCATION

CPH are delighted to be offering for sale this IMPOSING and DECEPTIVELY SPACIOUS, FOUR BEDROOM SEMI-DETACHED HOME which is well located in the PEASHOLM AREA of Scarborough close to Scarborough's North Bay and the beach with TWO RECEPTION ROOMS, TWO SEPARATE WC'S, EN-SUITE, LAWNED GARDENS and OFF-STREET PARKING.

The property briefly comprises of an entrance porch, hallway with stairs leading to the first floor landing and doors to a generous box bay fronted lounge, a downstairs WC, a formal dining room and a kitchen fitted with a range of wall and base units. To the first floor are two generous double bedrooms plus a third single bedroom, house bathroom and separate w/c. Furthermore, to the attic level lies a further double bedroom and an en-suite shower room. Externally, the property benefits from a driveway to the front aspect and a well-presented paved/lawned garden to the rear.



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.

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

8'6" x 5'6"

Entrance Porch and Hallway

Separate WC
4'11" max x 3'11" max

Downstairs WC
4'7" x 2'7"

SECOND FLOOR

Lounge
16'4" max into bay x 12'5" max

Bedroom Four
17'8" max x 13'9" max

Dining Room
13'5" x 11'5" max

En-suite to Bedroom Four
6'10" x 4'7"

Kitchen
9'10" x 8'2"

OTHER:

Rear Porch
3'3" x 2'7"

Council Tax Band
We have been advised by the government website that this property is a Council Tax Band 'C'.

FIRST FLOOR

Landing

Details Prepared
TLPF/140325

Bedroom One
13'5" x 10'2" to wardrobes

Bedroom Two
13'5" x 11'5"

Bedroom Three
9'10" x 7'6"

Bathroom



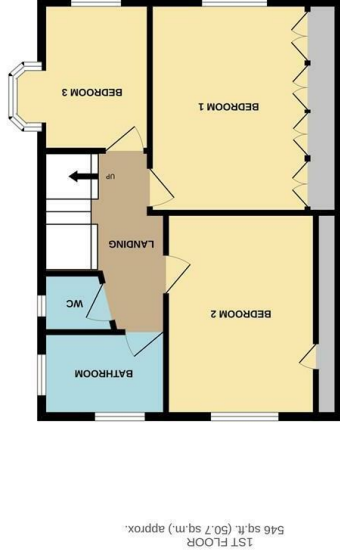
Interested? Get in touch:

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

CPH

CPH Property Services
19 St.Thomas Street, Scarborough YO11 1DY
e.sales@cphproperty.co.uk | cphproperty.co.uk

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



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 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.
Made with Metropix ©2023

